



# METROPOLITAN PLANNING COMMISSION MINUTES

**March 09, 2017**

**4:00 pm Regular Meeting**

**700 Second Avenue South**

(between Lindsley Avenue and Middleton Street)

Howard Office Building, Sonny West Conference Center (1st Floor)

## MISSION STATEMENT

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

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

Staff Present:  
Doug Sloan, Executive Director  
Bob Leeman, Deputy Director  
Carrie Logan, Assistant Director, Special Projects  
George Rooker, Special Projects Manager  
Kelly Adams, Admin Services Officer III  
Kathryn Withers, Planning Manager II  
Lucy Kempf, Planning Manager II  
Lisa Milligan, Planner III  
Anita McCaig, Planner III  
Michael Briggs, Planner III  
Marty Sewell, Planner III  
Latisha Birkeland, Planner II  
Patrick Napier, Planner II  
Shawn Shepard, Planner II  
Abbie Rickoff, Planner II  
Justin Wallace, Planner I  
Gene Burse, Planner I  
Anna Grider, Planner I  
Craig Owensby, Public Information Officer  
Macy Amos, Legal

**J. DOUGLAS SLOAN, III**

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

## Notice to Public

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

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

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

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

### Writing to the Commission

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

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

### Speaking to the Commission

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

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

### Legal Notice

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



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

# MEETING AGENDA

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## **A: CALL TO ORDER**

The meeting was called to order at 4:08 p.m.

## **B: ADOPTION OF AGENDA**

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

## **C: APPROVAL OF FEBRUARY 23, 2017 MINUTES**

Mr. McLean moved and Mr. Haynes seconded the motion to approve the February 23, 2017 minutes. (7-0)

## **D: RECOGNITION OF COUNCILMEMBERS**

Councilmember Mina Johnson spoke in favor of Items 5a and 5b.

Councilmember Withers spoke in favor of Items 20 and 22.

Councilmember Freeman spoke in favor of Item 11.

Councilmember Karen Johnson spoke in favor of all modifications for Item 26.

Councilmember Scott Davis spoke in favor of Items 20 and 28.

## **E: WalknBike PLAN UPDATE**

Councilmember Allen arrived at 4:24 p.m.

Mr. Briggs presented the WalknBike Plan Update.

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

### **2. 2017SP-005-001**

THE LIVERY AT 5TH AND MONROE

### **3. 2017SP-007-001**

6015 AND 6017 OBRIEN AVENUE

### **4. 2017SP-011-001**

504 AND 506 SOUTHGATE AVENUE

### **7. 2015S-165-001**

PLAN OF BROWNSVILLE RESUB OF PART OF LOT 4

### **8. 2016S-253-001**

1601 JONES AVENUE RESUB

### **9. 2017S-010-001**

DEDMAN PROPERTY SUBDIVISION AMENDMENT

### **10. 2017S-035-001**

### **13a. 2017CP-005-003**

EAST NASHVILLE COMMUNITY PLAN AMENDMENT

**13b. 2017SP-013-001**

**RIVERSIDE VILLAGE**

**14a. 2017CP-012-001**

**SOUTHEAST COMMUNITY PLAN AMENDMENT**

**14b. 2017SP-023-001**

**BURKITT RIDGE**

**15a. 2017Z-004TX-001**

**15b. 2017Z-005TX-001**

**15c. 2017Z-006TX-001**

**15d. 2017Z-007TX-001**

**16. 2006SP-181-001**

**EVERGREEN HILLS**

**18. 2017SP-020-001**

**FAIRFIELD INN AND SUITES**

**19. 2017SP-021-001**

**GLENROSE SP**

**21. 2017SP-024-001**

**3413 OLD ANDERSON SP**

**23. 2017S-033-001**

**HIGHLAND VIEW AT THE KNOB**

**31. 2017SP-012-001**

**730 OLD HICKORY BOULEVARD**

Ms. Farr moved and Councilmember Allen seconded the motion to approve the Deferred and Withdrawn Items. (8-0)

Ms. Blackshear recused herself from Items 13a and 13b.

Mr. Adkins recused himself from Items 15a, 15b, 15c, 15d, 18.

## **G: CONSENT AGENDA ITEMS**

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

**1. 2009SP-010-002**  
ASHLAND CITY FUNERAL HOME

**5a. 2017SP-017-001**  
NANDI HILLS

**5b. 66-84P-002**  
NANDI HILLS PUD CANCEL

**6. 2017SP-019-001**  
HAMILTON CHURCH MANOR

**11. 2017Z-021PR-001**

**17. 2016SP-045-003**

**20. 2017SP-022-001**  
HILL CENTER GREENWOOD SP

**22. 2017NHL-001-001**  
NEIGHBOHOOD LANDMARK OVERLAY

**24. 34-86P-001**  
PUD CANCEL

**25. 88P-040-001**  
COMFORT INN AND SUITES

**27. 2016Z-110PR-001**

**28. 2017Z-025PR-001**

**29. 2017Z-026PR-001**

**30. 2017Z-027PR-001**

**32. New employee contract for Elwyn Gonzalez**

**36. Accept the Director's Report and Approve Administrative Items**

Ms. Farr moved and Mr. McLean seconded the motion to approve the Consent Agenda. (8-0)

Ms. Blackshear recused herself from Item 27.

Mr. Adkins recused himself from Items 25.

## H: ITEMS TO BE CONSIDERED

### 1. 2009SP-010-002

#### ASHLAND CITY FUNERAL HOME

Council District 01 (Nick Leonardo)

Staff Reviewer: Latisha Birkeland

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

**Staff Recommendation: Approve with conditions.**

#### APPLICANT REQUEST

**Final Site Plan for a funeral home.**

#### Final Site Plan

A request for final site plan approval for property located at Ashland City Highway (unnumbered), at the terminus of Hydesdale Lane (7.14 acres) zoned Specific Plan (SP), to permit a funeral home.

#### 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 only commercial uses.

#### CRITICAL PLANNING GOALS

N/A

#### BORDEAUX-WHITES CREEK COMMUNITY PLAN

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

#### Consistent with Policy?

Yes. This proposed Final Site Plan is consistent with the approved preliminary SP.

#### HISTORY

On June 11, 2009, the Planning Commission recommended that Council disapprove the Preliminary SP to permit a Funeral Home subject to the standards, regulations and requirements of the OR20 zoning district, along with one residence. Metro Council approved the proposed SP on July 23, 2009, with a condition that the final site plan for the funeral home shall comply with all standards and regulations of the OR20 zoning district and shall be approved by the Planning Commission.

#### PLAN DETAILS

The site is located along Ashland City Highway, east of Drakes Branch Road, and is approximately 7.14 acres in size.

#### Site Plan

The final site plan proposes a one-story funeral home. Although permitted with the preliminary SP, a residential unit has not been included on the plan. Vehicular access to the site is limited to one access point along Ashland City Highway. Parking will be provided on-site and meets the Metro Zoning Code requirements, with only one module of parking in front of the building.

A 6 foot sidewalk and an 8 foot planting strip are proposed along Ashland City Highway, complying with the Major and Collector Street Plan. The landscaping plan includes a type "C" bufferyard along the eastern and western property lines. Architectural standards, such as prohibited materials, are included on the plan.

**ANALYSIS**

The proposed funeral home meets standards of the OR20 zoning district and all conditions approved by the Metro Council. The proposed final site plan is consistent with the approved preliminary SP.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

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

**STORMWATER RECOMMENDATION**

**Approved**

**WATER SERVICES RECOMMENDATION**

**Approved with conditions**

- Approval does not apply to private water and sewer line design. Plans for these must be submitted and approved through a separate review process with Metro Water Permits, before their construction may begin.

**PUBLIC WORKS RECOMMENDATION**

**Approve with conditions**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Comply with MPW Traffic Engineer Conditions.
- Indicate roadway construction paving cross section, is per the MPW ST-261 paving schedule.
- On the roadway plans indicate the following, existing striping, existing conditions plan, grading plan, all existing and proposed utilities, etc.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved with conditions**

- Submit road construction plans with pavement marking plan with construction documents. Adequate sight distance shall be provided. No landscaping or signage shall restrict sight distance.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions as this Final Site Plan is consistent with the preliminary SP and complies with all standards and regulations of the OR20 zoning district.

**CONDITIONS**

1. Prohibited exterior building materials shall include plastics, plywood, unfinished concrete blocks, metal buildings and vinyl siding.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. Signs shall be limited to one wall mounted sign a maximum of 48 square feet in size and one ground sign a maximum of 28 square feet in size.
4. Add the following note to the plan: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone

**Approved with conditions. Consent agenda (8-0)**

**Resolution No. RS2017-069**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2009SP-012-002 is **Approved with conditions.** (8-0)

**CONDITIONS**

1. Prohibited exterior building materials shall include plastics, plywood, unfinished concrete blocks, metal buildings and vinyl siding.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. Signs shall be limited to one wall mounted sign a maximum of 48 square feet in size and one ground sign a maximum of 28 square feet in size.
4. Add the following note to the plan: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone

**2. 2017SP-005-001**

**THE LIVERY AT 5TH AND MONROE**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Latisha Birkeland

A request to rezone from Mixed Use Neighborhood (MUN) to Specific Plan – Mixed Use (SP-MU) zoning and for Final Site Plan approval on property located at 1235 5th Avenue North, located within the Germantown Historic Preservation Overlay District and the Phillips-Jackson Street Redevelopment District, approximately 530 feet north of Madison Street (0.19 acres), to permit a mixed-use development.

**Staff Recommendation: Defer to May 11, 2017 Planning Commission Meeting**

**The Metropolitan Planning Commission deferred 2017SP-005-001 to the May 11, 2017 Planning Commission Meeting (8-0)**

**3. 2017SP-007-001**

**6015 AND 6017 OBRIEN AVENUE**

Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Shawn Shepard

A request to rezone from R8 to 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, requested by Dale & Associates, applicant; Lee M. Beckham Jr., Etux, owner.

**Staff Recommendation: Defer to April 13, 2017 Planning Commission Meeting.**

**The Metropolitan Planning Commission deferred 2017SP-007-001 to the April 13, 2017 Planning Commission Meeting (8-0)**

**4. 2017SP-011-001**

**504 AND 506 SOUTHGATE AVENUE**

Council District 17 (Colby Sledge)  
Staff Reviewer: Gene Burse

A request to rezone from R6 to SP-R zoning on properties located at 504 and 506 Southgate Avenue, approximately 350 feet east of Rains Avenue, (0.7 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Bijan Ferdowsi, owner.

**Staff Recommendation: Defer Indefinitely**

**The Metropolitan Planning Commission deferred 2017SP-011-001 indefinitely. (8-0)**

**5a. 2017SP-017-001**

**NANDI HILLS**

Council District 22 (Sheri Weiner); 23 (Mina Johnson)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R20 and RM4 to 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, requested by Councilmember Mina Johnson, applicant; Nandi Hills Associates, owner. (See associated case # 66-84P-002)

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

**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 Ridgeland Parkway (123.01 acres), to permit residential uses and include environmentally sensitive design standards within the SP.

### **Existing Zoning**

One and Two-Family Residential (R20) zoning requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. *The R20 portion of the lot would permit 8 lots with 2 duplex lots for a total of 10 units*

Multi-Family Residential (RM4) zoning is intended for single-family, duplex, and multi-family dwellings at a density of four dwelling units per acre. *RM4 would permit a maximum of 476 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.

*The PUD was approved for 840 units total and the area proposed for cancelation would allow 128 units permitted by the currently approved PUD plan.*

### **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 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?

This property features steep slopes exceeding 20% on much of the site; there are also problem soils. The proposed zoning *may* allow up to a maximum of 128 residential units – the same amount as the PUD - in the form of single-family residential, two-family residential or an assisted living facility. *The maximum number and type of units, as well as the area of disturbance, will be determined after a geotechnical study is submitted with the final site plan.* A geotechnical study will provide a framework for determining where development should occur with respect to slopes, problem soils and other attributes, as appropriate. The overall footprint of the development should respect the environmentally sensitive features on the site. Absent a proposal that is informed by such a technical study, staff cannot assess the appropriate number of units for this site and their location.

### **HISTORY**

In August 2016, the Planning Commission found a portion of the PUD to be inactive and recommended Council to cancel the PUD and rezone the property to Specific Plan (SP).

### **ANALYSIS**

The one lot is approximately 123 acres. The SP requires that any development shall comply with Hillside Development standards as found in Metro Code 17.28.030A.3. The SP also requires prior to the submittal of a final site plan, a Geotechnical Study shall be completed and identify appropriate environmentally-sensitive building practices and the amount of units, up to 128 units. The SP also requires that a final site plan application shall be reviewed and approved by the Planning Commission and notice shall be required. *The maximum number and type of units, as well as the area of disturbance, will be determined after a geotechnical study is submitted with the final site plan.*

## **TRAFFIC AND PARKING RECOMMENDATION**

### **Approve with conditions**

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

## **FIRE DEPARTMENT RECOMMENDATION**

**N/A**

## **STORMWATER RECOMMENDATION**

### **Approve with conditions**

- Final SP submittals shall meet the most current stormwater regulations at the time of final applications.

## **WATER SERVICES RECOMMENDATION**

**N/A**

## **STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

## **CONDITIONS**

1. Permitted land uses shall be limited to maximum of 128 residential uses. Only single-family residential, multifamily residential or an assisted living facility, limited to a maximum of 120 beds, shall be permitted. A final determination about the number and type of units will be determined after completion of the geotechnical study.
2. Maximum height shall 3 stories.
3. The final site plan shall limit the overall footprint of the development based on the geotechnical study, utilize environmentally sensitive building practices, and reduce the impact on problem soils.
4. The final site plan shall be reviewed and approved by the Planning Commission. Public notice shall be required, in accordance with Section 17.40.720, to property owners within 600 feet from the subject property.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of RS80 zoning district.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
7. 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.
8. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits

## **Approved with conditions and disapproved without conditions. Consent agenda (8-0)**

### **Resolution No. RS2017-070**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017SP-017-001 is **Approved with conditions and disapproved without conditions. (8-0)**

## **CONDITIONS**

1. Permitted land uses shall be limited to maximum of 128 residential uses. Only single-family residential, multifamily residential or an assisted living facility, limited to a maximum of 120 beds, shall be permitted. A final determination about the number and type of units will be determined after completion of the geotechnical study.
2. Maximum height shall 3 stories.
3. The final site plan shall limit the overall footprint of the development based on the geotechnical study, utilize environmentally sensitive building practices, and reduce the impact on problem soils.
4. The final site plan shall be reviewed and approved by the Planning Commission. Public notice shall be required, in accordance with Section 17.40.720, to property owners within 600 feet from the subject property.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of RS80 zoning district.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.

7. 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.
8. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits

**5b. 66-84P-002**

**NANDI HILLS PUD CANCEL**

Council District 22 (Sheri Weiner); 23 (Mina Johnson)

Staff Reviewer: Latisha Birkeland

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 RM4 and R20 (123.01 acres), requested by Councilmember Mina Johnson, applicant; Nandi Hill Associates, owner. (See associated case # 2017SP-017-001)

**Staff Recommendation: Approve if the associated zone change is approved and disapprove if the associated zone change is disapproved**

**APPLICANT REQUEST**

**Cancel a portion of a PUD.**

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).

**Existing Zoning**

One and Two-Family Residential (R20) zoning requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. *The R20 portion of the lot would permit 8 lots with 2 duplex lots for a total of 10 units.*

Multi-Family Residential (RM4) zoning is intended for single-family, duplex, and multi-family dwellings at a density of four dwelling units per acre. *RM4 would permit a maximum of 476 units. The PUD was approved for 840 units total and the area proposed for cancellation would allow 128 units per the most recently approved final site plan.*

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.

**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.

Consistent with Policy?

Yes. This request to cancel the PUD is consistent with existing policy, particularly the Conservation policy. The property features steep slopes with almost the entire property covered by slopes exceeding 20%. Additionally, the property contains problem soils.

**HISTORY**

In August 2016, the Planning Commission found this portion of the PUD to be inactive and recommended cancelling the PUD to Council and rezoning the property to Specific Plan (SP). The cancellation request covers the same property that was found to be inactive.

**REQUEST DETAILS**

The portion of the PUD requested for cancellation is located within the Lexington Residential PUD (formerly Williamsburg Landing). The site is approximately 123 acres. This portion of the PUD allows for a maximum of 128 residential units on this lot, and no other uses are allowed.

**ANALYSIS**

The Planning Commission found this portion of the PUD inactive and recommended the PUD be cancelled and rezoned SP. The PUD cancellation request is consistent with the Planning Commission's recommendation. There is an associated zone change application with this request to cancel this portion the PUD.

**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. If the associated zone change is disapproved, staff recommends disapproval.

**Approved. Consent Agenda (8-0)**

**Resolution No. RS2017-071**

"BE IT RESOLVED by The Metropolitan Planning Commission that 66-84P-002 is **Approved. (8-0)**

**6. 2017SP-019-001**

**HAMILTON CHURCH MANOR**

Council District 33 (Sam Coleman)

Staff Reviewer: Shawn Shepard

A request to rezone from AR2a to SP-R zoning on property located at 3461 Hamilton Church Road, approximately 1000 feet southeast of Mount View Road (20.9 acres), to permit 158 residential units, requested by Dale and Associates, applicant; Dean Allen, owner.

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

**APPLICANT REQUEST**

**Preliminary SP to permit a residential development.**

### Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan – Residential (SP-R) zoning on property located at 3461 Hamilton Church Road, approximately 1000 feet southeast of Mount View Road (20.9 acres), to permit 158 residential units.

### **Existing Zoning**

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 10 lots with two duplex lots for a total of 12 units.*

### **Proposed Zoning**

Specific Plan-R (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.

### **CRITICAL PLANNING GOALS**

- Supports Infill Development
- Provides a Range of Housing Choices

This request creates an opportunity for urban development that fills in gaps in areas served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. The SP proposes a mix of single-family dwellings and townhomes, which provides a range of housing choices within the development. By including more than one residential type, the proposed SP also contributes to an increase in the diversity of housing in an area with an existing development pattern consisting of mostly detached single-family residential units.

### **ANTIOCH – PRIEST LAKE COMMUNITY PLAN**

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

### Consistent with Policy?

The T3 NE policy is a residential policy intended to create and enhance suburban neighborhoods with more housing choices and improved pedestrian, bicycle, and vehicular connectivity. The SP includes two residential dwelling types which will contribute to the diversity of housing choices in the area. The SP includes sidewalks per the Major and Collector Street Plan along Hamilton Church Road with interior sidewalks connecting the development to Hamilton Church, as well as vehicular and pedestrian connections to existing and planned developments to the south, east, and west. These improvements will increase overall connectivity in the area.

### **PLAN DETAILS**

The property included in this SP is located along Hamilton Church Road, east of Mt. View Road and west of Hobson Pike. The property is currently zoned AR2a, which allows for single-family, two-family, and mobile home residential uses.

### Site Plan

The SP proposes 60 single-family residential lots and 98 townhomes for a total of 158 residential units. The townhomes are arranged, court-yard style, around a central open space in the interior of the development. A majority of the townhomes are oriented toward Sparrowgap Trail and a proposed road. A smaller number are oriented toward the open space. All of the townhomes have two-car garages and are alley-loaded. The single family lots are arranged around the exterior of the development and in an alley-loaded block toward the rear of the development, to help provide a transition to the developments on either side, which primarily consist of single-family residential unit types.

Parking for the townhomes is provided in alley-loaded, two-car garages. The single-family dwellings will be required to demonstrate adequate parking at building permit. Front-loaded garages are permitted only for those single-family lots along an external development property line. All other units are to be rear or side loaded from an alley. The SP incorporates architectural standards such as minimum glazing, prohibited materials, raised foundations and minimum porch depths. Additional architectural standards have been incorporated to enhance the quality and design of the development.

A primary vehicular access is provided from Hamilton Church Road. Additional vehicular connections are provided to Postings Point and Brookshine Port to the east, to Hamlet Hill Drive and Sparrowgap Trail to the west, and to Rockdale Run and Grovedale Trace to the south. A 6-foot sidewalk and 6-foot planting strip are proposed along Hamilton Church Road, consistent with the requirements of the Major and Collector Street Plan. The 6-foot sidewalk and 6-foot planting strip are also provided along all interior streets. Additional sidewalks provide pedestrian connections to the central open space and through the front open space area to Hamilton Church.

**Analysis**

The policy supports a range of housing choices. The surrounding area consists of existing and planned residential development composed primarily of single-family dwellings with limited townhome or cottage unit types. The proposed SP will incorporate both single-family lots and townhomes to increase the diversity of housing options in the area. The single-family lots have been arranged around the exterior of the development to provide an appropriate transition to adjacent single-family developments.

The applicant has proposed a number of architectural standards aimed at improving the quality of design of the units within the SP. Those include typical standards such as minimum glazing, prohibited materials, raised foundations, and minimum porch depths. Additional standards beyond those typically included in SPs such as prohibiting front-loaded garages closer to the right-of-way than the principal dwelling unit and a requirement for corner units fronting public streets on two sides to have a wrapped porch or other alternative front façade that addresses the streets have also been incorporated.

The plan will improve vehicular connectivity by incorporating connections to adjacent developments and existing or planned streets on three sides. Sidewalks are provided along Hamilton Church Road per the Major and Collector Street Plan. Six-foot sidewalks and a 6-foot planting strip are provided on all roads interior to the development, which exceeds the local street requirements.

**FIRE MARSHAL RECOMMENDATION**

**Approve with conditions**

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

**STORMWATER RECOMMENDATION**

**Approve with conditions**

- On C1.0, under Standard SP note, item 3 references the old maps. Please update to new maps.

**WATER SERVICES RECOMMENDATION**

**Approve with conditions**

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

**PUBLIC WORKS RECOMMENDATION**

**Approve**

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

In accordance with the findings of the TIS, developer shall construct and provide the following roadway improvements:

- Developer shall construct project access at Hamilton Church Rd. to include one southbound entering lane and two northbound exiting lanes, striped as separate left and right turn lanes. Each of the exiting lanes shall include at least 50 feet of storage.
- A westbound left turn lane and an eastbound right turn lane shall be constructed by developer on Hamilton Church Road at the new project access. Each of these turn lanes shall include at least 100 feet of storage and shall be designed and constructed according to AASHTO standards.
- Developer shall provide adequate sight distance at access road and Hamilton Church Rd.
- The current site plan includes an internal intersection approximately 125 feet south of Hamilton Church Road. At this intersection, stop signs shall be provided on the eastbound and westbound approaches, and the southbound approach shall remain free flow in order to prevent queuing into Hamilton Church Road. The stop sign on the eastbound approach shall include a supplemental plaque with the message, "TRAFFIC FROM LEFT DOES NOT STOP." Similarly, the stop sign on the westbound approach shall include a supplemental plaque with the message, "TRAFFIC FROM RIGHT DOES NOT STOP." A traffic signage plan shall be submitted to T&P Operation traffic staff for approval with construction plans.
- The project shall include connectivity to existing and future development east, west, and south of the proposed project.
- Provide sight triangles for internal intersections with the construction documents.

- Prior to final plat approval, Developer shall provide a pro rata contribution of \$40,000 for the off-site roadway widening for turn lanes and signal installation at the intersection of Mt. View Road and Hamilton Church Road which is planned by Public Works.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	20.9	0.40 F	10 U	96	8	11

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (230)	20.9		158 U	958	75	88

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+862	+67	+77

**METRO SCHOOL BOARD REPORT**

Projected student generation existing AR2a district: 9 Elementary 7 Middle 6 High

Projected student generation proposed SP-R district: 28 Elementary 24 Middle 20 High

The proposed SP zoning is expected to generate 50 more students than the existing AR2a zoning. Students would attend Edison Elementary School, J.F. Kennedy Middle School and Antioch High School. Edison Elementary and Antioch High School have been identified as over capacity. There is capacity within the cluster for elementary students and in the adjacent cluster for high school students. This information is based upon data from the school board last updated November 2016.

**AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)**

1. Will this project include any affordable or workforce housing units? 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? No
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. Sidewalk connections from the townhome units to the public sidewalk shall be provided on the Final SP plan.
2. Uses shall be limited to a maximum of 158 residential units.
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 RM9 zoning district as of the date of the applicable request or application.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. 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. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

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

**Approved with conditions and disapproved without all conditions. Consent agenda (8-0)**

**Resolution No. RS2017-072**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017SP-019-001 is **Approved with conditions and disapproved without all conditions. (8-0)**

**CONDITIONS**

1. Sidewalk connections from the townhome units to the public sidewalk shall be provided on the Final SP plan.
2. Uses shall be limited to a maximum of 158 residential units.
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 RM9 zoning district as of the date of the applicable request or application.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. 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. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**7. 2015S-165-001**

**PLAN OF BROWNSVILLE RESUB OF PART OF LOT 4**

Council District 06 (Brett Withers)

Staff Reviewer: Latisha Birkeland

A request for final plat approval to create one lot on property located at Straightway Avenue (unnumbered), approximately 210 feet west of Porter Road, zoned R6 (0.154 acres), requested by Dale and Associates, applicant; D222, LLC, owner.

**Staff Recommendation: Defer to the March 23, 2017 Metropolitan Planning Commission meeting**

**The Metropolitan Planning Commission deferred 2015S-165-001 to the March 23, 2017 Planning Commission Meeting (8-0)**



**8. 2016S-253-001**  
**1601 JONES AVENUE RESUB**  
Council District 05 (Scott Davis)  
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots and for a variance from the subdivision regulations for sidewalk requirements for property located at 1601 Jones Avenue, at the northeast corner of Jones Avenue and Cherokee Avenue, zoned RS5 (0.53 acres), requested by Rocky Montoya, RLS, applicant; David and Rachel Peiffer, owners.

**Staff Recommendation: Defer to the March 23, 2017 Metropolitan Planning Commission meeting**

**The Metropolitan Planning Commission deferred 2016S-253-001 to the March 23, 2017 Planning Commission Meeting (8-0)**

**9. 2017S-010-001**  
**DEDMAN PROPERTY SUBDIVISION AMENDMENT**  
Council District 04 (Robert Swope)  
Staff Reviewer: Patrick Napier

On Consent: No  
Public Hearing: Open

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

**Staff Recommendation: Defer to the March 23, 2017 Metropolitan Planning Commission meeting**

**The Metropolitan Planning Commission deferred 2017S-010-001 indefinitely (8-0)**

**10. 2017S-035-001**  
**HALL ESTATES SECTION 3**  
Council District 26 (Jeremy Elrod)  
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots and for a variance from the subdivision regulations for sidewalk requirements for property located at 5024 Trousdale Drive, approximately 224 feet north of Barrywood Drive, zoned Single-Family Residential (RS20) (1.10 acres).

**Staff Recommendation: Defer to the March 23, 2017 Metropolitan Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017S-035-001 to the March 23, 2017 Planning Commission Meeting (8-0)**

**11. 2017Z-021PR-001**  
BL2017-606 (Freeman)  
Council District 16 (Mike Freeman)  
Staff Reviewer: Shawn Shepard

A request to rezone from R8, R10 and R15 to RS10 on various properties along Foothill Drive, Hollydale Drive, Deervale Drive, Shady Oak Drive, and Giant Oak Drive, at the northeast corner of Interstate 24 and Old Glenrose Avenue (approximately 37.41 acres), requested by Councilmember Mike Freeman, applicant; various owners.

**Staff Recommendation: Disapprove as Submitted. Approve with a substitute ordinance.**

**APPLICANT REQUEST**  
**Zone change from R8, R10 and R15 to RS10.**

### Zone Change

A request to rezone from One and Two-Family Residential (R8, R10 and R15) to Single-Family Residential (RS10) on various properties along Foothill Drive, Hollydale Drive, Deervale Drive, Shady Oak Drive, and Giant Oak Drive, at the northeast corner of Interstate 24 and Old Glenrose Avenue (approximately 37.41 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.

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. Lots created by a subdivision approved by the Metro Planning Commission after 1984 are permitted a maximum of 25 percent duplex lots.

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.

### **Proposed Zoning**

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

### **CRITICAL PLANNING GOALS**

N/A

### **SOUTH NASHVILLE COMMUNITY PLAN**

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

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

### Consistent with Policy?

The existing R8, R10, and R15 zoning districts and the proposed RS10 zoning districts are all consistent with the T3 NM policy depending on locational characteristics. The policy does not support one single-residential type, but can support single-family, two-family as well as multi-family, depending on the context. The intent of the policy is to ensure that established residential areas develop in a manner consistent with the overall development pattern. The policy does recognize that some change will occur over time, but any change should not disrupt the overall established development pattern.

### **ANALYSIS**

The area included in the proposed zone change currently contains a diversity of housing types, including single-family and two-family residential dwellings. The area immediately to the northwest is zoned for single-family dwellings. A large area immediately to the south is zoned for one- and two-family dwellings. A number of the parcels in the zone change area contain steep slopes ranging from 15 percent to over 25 percent. There are several streams in the area and many of the parcels are located partially within the floodplain and floodway. The presence of sensitive environmental features such as steep slopes, streams and floodplains is indicated by the Conservation land use policy applicable to portions of the zone change area.

NashvilleNext calls for the integration of more diverse housing types into neighborhoods to allow for aging in place, to address the overall affordability of housing, and to respond to demographic changes that are driving changes in housing preferences. Both NashvilleNext and the South Nashville community plan specific to this area call for housing diversity that is tailored to the context and existing character of the area. Staff is recommending removal of several properties as depicted in the substitute ordinance below. The properties recommended to be removed are larger parcels located on corners or at prominent intersections where two-family dwellings already exist or could be accommodated. Removal of these parcels from the proposed zone change will help preserve opportunities for housing diversity consistent with the mixed one- and two-family pattern in the area. Staff's recommendation is intended to provide a balance between protection of sensitive environmental features through limitations on the intensity of residential development and the General Plan goals for housing diversity.

**Substitute Ordinance No. BL2017-606**

Staff recommends approval with a substitute to remove the following parcels from the downzoning:

**AFFORDABLE AND WORKFORCE HOUSING REPORT**

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

**STAFF RECOMMENDATION**

Staff recommends disapproval as submitted and approval of the substitute ordinance.

**Disapproved as submitted. Approved substitute ordinance. Consent agenda (8-0)**

**Resolution No. RS2017-0**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-021PR-001 is **Disapproved as submitted. Approved substitute ordinance (8-0)**”

**12a. 2016CP-014-001**

**DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN**

Council District 14 (Kevin Rhoten)

Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage Community Plan by amending the Community Character policy from T2 Rural Maintenance to T3 Evolving Suburban Neighborhood Policy (29.94 acres), requested by Gresham, Smith and Partners, applicant; D.M. Hessey, owner. (See also Associated Case # 2016SP-021-001).

**Staff Recommendation: Approve**

**APPLICANT REQUEST**

**Amend Donelson-Hermitage-Old Hickory Community Plan to change the policy.**

Major Plan Amendment

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by amending the Community Character policy from Conservation and T2 Rural Maintenance policy to Conservation and T3 Suburban Neighborhood Evolving policy for 3605 Hoggett Ford Road and Hoggett Ford Road (unnumbered) (approximately 120 acres).

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

**Proposed Policy (Note: the CO policy is proposed to remain.)**

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

The community plan amendment was requested in conjunction with zone change application 2016SP-021-001, which is a request to change the zoning from RS15 to SP-R for property along Hoggett Ford Road, also referred to as the Hessey Farm.

The property has historically been used as residential and a farm with some stands of trees. The applicant applied for the plan amendment and associated rezoning in January, 2016. However, both cases were deferred to continue working with the community and area Councilmember on design ideas and addressing concerns.

In the 2004 update to the Donelson-Hermitage-Old Hickory Community Plan, Rural policy was applied to this area along Hoggett Ford Road. Also in 2004, after a lengthy debate, the zoning was changed to RM9 and MUN, along with an Urban Design Overlay, on the property in the adjacent area to the southeast, known as Browns Farm (approximately 220 acres), to allow for the suburban Villages of Riverwood. Many of the rural neighbors were not in support of that zone change as they stated it would have negative impacts on the adjacent rural area. Today, Villages of Riverwood contains over 700 lots for single-family homes and townhomes and area for multi-family units that have not been built at this time.

### **COMMUNITY PARTICIPATION**

Combined community meeting and public hearing notices were mailed out in late August, 2016, to property owners within 1,300 feet of the amendment area. In total, notices were mailed to approximately 900 surrounding property owners. Notice information was also placed on the department's webpage.

On September 13, 2016, Planning Department staff held a community meeting at the Hermitage Police Precinct to discuss the applicant's proposal. It was attended by approximately 45 people, including the area Councilmember, members of the development team, and Planning staff.

The attendees asked numerous questions about the details of the proposed development. Most of the questions were directed to the applicant regarding the details of the proposed project. In addition to questions regarding the application review process, the following questions and issues were discussed:

- Impact of the proposed approximately 375 houses on neighborhood streets. Traffic volume and congestion are already concerns in the neighborhood with Dodson Chapel Road, Central Pike, and Bell Road.
- Concern that Dodson Chapel Road cannot handle any more volume of vehicles due to existing congestion.
- Concern that the required street improvements to Hoggett Ford Road would connect Hoggett Ford to Brandau Road and create more traffic on both streets.
- Concern regarding further loss of rural property and the rural character of the area.
- Concern that the number of houses is too much to add to the neighborhood and that the total number of houses should be reduced.
- Concern about some of the housing types, especially townhomes, due to community issues with building design in the adjacent Villages of Riverwood development.
- Concern that such a large-scale development would harm area wildlife.
- Concern that improving Hoggett Ford Road would mean harm to family cemeteries that are located along what is currently a rural lane.
- Support for extending Hoggett Ford Road to connect with Brandau Road to provide more connectivity in a currently isolated area.
- Concern about increased burden on area infrastructure, such as water lines and water pressure.
- Request that the applicant provide off-site street lighting and traffic signals if the development proceeds.

Since the September 13<sup>th</sup> community meeting, the applicant has continued to work with Councilmember Rhoten and the community. The applicant held an additional community meeting on January 31, 2017, to discuss refinements to the project's design, including a decrease in the total number of homes, and to gather feedback from attendees.

The proposed amendment area is a suitable location for the current T2 Rural Maintenance (T2 RM) policy. However, with infrastructure improvements and appropriate site design, the proposed amendment area becomes a suitable location for T3 Suburban Evolving (T3 NE) policy. The site is large enough to support a well-designed development while also preserving quality open space areas and sensitive natural features while taking advantage of its location near the Stones River greenway, J. Percy Priest Lake, and area services. The property is near Dodson Chapel Road, an Arterial-Boulevard (T3-R-AB3). The property is also adjacent to the T3 NE policy area for Villages of Riverwood, which is to the southeast.

The applicant has continued to work with staff on addressing design and infrastructure concerns, and their proposal now meets the design principles of the proposed T3 NE policy.

Staff studied the entire T2 RM policy area, approximately 331 acres. Staff's initial approach was that if a policy change is warranted, then the entire T2 RM area would be recommended for change. At the September, 2016,

community meeting, residents in the Rural policy area realized that their properties were zoned RS15 (suburban character) and not AR2a as they had thought. Some of the surrounding property owners have recently applied to change their zoning to AR2a to demonstrate their commitment to keeping the area rural. Their zone change request is currently under review. As such, staff's recommendation is to change the policy for the Hessey Farm, and four adjacent properties to the east, to T3 Suburban Neighborhood Evolving, while keeping T2 Rural Maintenance policy in the remainder of the study area.

**STAFF RECOMMENDATION**

Staff recommends approval.

**Ms. Blackshear recused herself and stepped out of the room at 4:50 p.m.**

Ms. McCaig presented the staff recommendation of approval.

Items 12a and 12b were heard and discussed together.

Jeff Hart, applicant, spoke in favor of the application.

William Edwards, 3145 Brandau Road, spoke in opposition to the application due to the rural character of the area.

Arlene Starr, 3145 Brandau Road, spoke in opposition to the application due to environmental issues and the rural character of the area.

Chris Gorsach, 3136 Lake Drive, spoke in opposition to the application; a proper traffic study of the entire area needs to be completed.

Jim Clairday, 3702 Hoggett Ford Road, spoke in opposition to the application due to concerns with on-street parking, additional traffic concerns, and the rural character of the area.

Mr. Hart asked for approval and noted the project has Councilmember Rhoten's full support.

Don Williams confirmed that a traffic study has been completed for this project and was reviewed and approved by staff.

**Chairman Adkins closed the Public Hearing.**

Mr. Haynes asked staff for clarification on the location of on-street parking and the rationale behind it.

Ms. Birkeland explained that the on-street parking will be in front of the alley-loaded units.

Ms. Hagan-Dier noted this area is supposed to be rural; she is concerned about the impact of these houses.

Councilmember Allen stated the fact that this is currently zoned as rural maintenance is significant; she is not comfortable with changing a rural maintenance policy because someone wants to turn it suburban.

Ms. Diaz noted there are pros and cons to both sides.

Ms. Farr stated concerns with on-street parking and front loaded garages in a rural area. It doesn't seem like this is even trying to work with the rural character. This might need to be a more focused conversation for this area to figure out what is the best future strategy. If the commission does rezone this significant chunk of land, it is pretty hard to make the argument to not keep going. Perhaps a deferral is an option.

**Ms. Farr moved and Councilmember Allen seconded the motion to defer to the March 23, 2017 Planning Commission meeting.**

Ms. Hagan-Dier stated that she will not support a policy change at this meeting or with a deferral.

**Vote taken. (5-2) Ms. Hagan-Dier and Ms. Diaz voted against.**

**Mr. Haynes left the meeting at 5:44 p.m.**

**The Metropolitan Planning Commission deferred 2016CP-014-001 to the March 23, 2017 Planning Commission Meeting (5-2)**

## 12b. 2016SP-021-001

### HESSEY-HOGGETT FORD

Council District 14 (Kevin Rhoten)

Staff Reviewer: Latisha Birkeland

A request to rezone from RS15 to SP-R zoning for properties located at 3605 and 3739 Hoggett Ford Road and Hoggett Ford Road (unnumbered), approximately 1,700 feet east of Brandau Road (96.41 acres), to permit up to 289 dwelling units, requested by Gresham Smith and Partners, applicant; Daniel M. Hessey, owner (See also Associated Case #2016CP-014-001).

**Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to approval of the associated Community Plan amendment. If the associated Community Plan amendment is not approved, Staff recommends disapproval.**

### APPLICANT REQUEST

**Preliminary SP to permit a residential development.**

#### Preliminary SP

A request to rezone from Single-Family Residential (RS15) to Specific Plan-Residential (SP-R) zoning for properties located at 3605 and 3739 Hoggett Ford Road and Hoggett Ford Road (unnumbered), approximately 1,700 feet east of Brandau Road (87.91 acres), to permit up to 289 dwelling units.

#### **Existing Zoning**

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. *RS15 would permit a maximum of 255 units based on the acreage included in the request.*

#### **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 three residential building types.

### **DONELSON –HERMITAGE-OLD HICKORY COMMUNITY PLAN**

#### **Existing Policy**

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

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

#### **Proposed Policy**

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

### Consistent with Policy?

The proposed SP is not consistent with the existing policy. Therefore, a community plan amendment (2016CP-014-001) has been requested to amend the Donelson-Hermitage-Old Hickory Community Plan by amending the current Community Character policy of Rural Maintenance (T2 RM) to Suburban Neighborhood Evolving (T3 NE) policy.

The T3 NE policy is a residential policy that is intended to create and enhance suburban residential neighborhoods with more housing choices and improved pedestrian, bicycle and vehicular connectivity. The SP includes three housing choices, which will contribute to the diversity of housing in the area. The SP includes a multi-use trail along the south side of Hoggett Ford Road and an interior sidewalk network connecting the residential units to the proposed multi-use trail. The proposed plan will extend Hoggett Ford Road from the eastern Hoggett Ford Road to the western side of Hoggett Ford Road. This connection will provide a vital connection for the existing neighborhoods and the community as a whole.

### **PLAN DETAILS**

The site is located along Hoggett Ford Road, located east of Brandau Road and west of Dodson Chapel Road. The site is approximately 87.91 acres.

#### Site Plan

The plan proposes 289 residential units including front loaded single-family lots, alley loaded single-family lots, and villa lots. Each residential unit type includes specific standards for building type location, setbacks, height, architectural standards, character images of building types, etc.

#### ***Front loaded single-family lots***

A total of 160 front loaded single-family lots are proposed within the development. The lots will be located in three areas of the proposed development: northeastern, middle and eastern end of the site. The maximum height of the single-family units is 3 stories.

#### ***Alley loaded single-family lots***

A total of 61 alley loaded single-family lots are proposed within the development. Alley loaded lots are located along the eastern side of the site along the Hogget Ford Road extension, providing a transition from the existing residential units to the east. Alley loaded lots are also located along in the middle of the site along the new Hoggett-Ford Road.

#### ***Villa lots***

A total of 34 villa lots are proposed within the development. Each villa lot contains two attached units for a total of 68 units. The proposed lots are located in the rear of the site and provide an additional housing type in the area.

Below are some of the architectural standards for all unit types:

- Building facades to be comprised of brick, stone, cultured stone, and/or cementitious siding. EFIS, vinyl siding, and untreated wood are not permitted (vinyl accents, vinyl trim, and vinyl soffit are permitted)
- Garages shall not protrude beyond the front facade of the residential structure except for Villa Elevation B
- All homes (single-family detached and villa) shall primarily be brick on all four sides
- Front loaded garages shall be upgraded carriage-style garage doors
- Corner units shall address both streets

#### Vehicular and Pedestrian Connections and Access

Hogget Ford Road is classified as a local street. A variable width of narrow Hoggett Ford Road right-of-way follows the southern portion of the proposed plan. A rural, one lane road is within most of the right-of-way. There is a gap, however, separating the east and west segments of Hoggett Ford Road. A heavily wooded valley and a spring-fed stream are located within the gap along Hogget Ford Road.

The PS proposes a new road to connect the east and west segments of Hoggett Ford Road. The new road will be built around the valley and spring-fed stream. By aligning the road around the valley and stream, the SP will avoid impacting the sensitive environmental features in this area.

The proposed plan provides public streets throughout the site. A stub street connection is provided to the north and two stub connections are provided to the west. One connection to the west includes the extension of Hogget Ford Road. A multi-use pedestrian/bike trail will be installed along the southern side of Hoggett Ford Road. Another multi-use trail will extend north from Hoggett Ford Road through the middle of the site. Sidewalks are being provided throughout the site. The proposed plan will provide for additional connectivity and pedestrian options.

The site has an extensive existing tree canopy. The proposed plan preserves trees throughout the site, especially along the northeastern side of the site, providing buffers along the property lines. Open space is provided throughout the site with a large open space / amenity area in the middle of the site. The amenity area includes a resident clubhouse, fitness center, and swimming pool.

**ANALYSIS**

The proposed policy supports a range of housing choices. The surrounding neighborhood consists of one, two and multi-family residential units. The proposed SP will incorporate both single-family lots and villa (duplex) lots. Single-family unit types include front loaded and alley loaded units. Alley loaded lots have been arranged along the eastern portion of Hoggett Ford Road providing a transition into the proposed SP to front loaded single-family units. The proposed villa units are located in the rear of the SP.

The plan will provide an important connection of Hoggett Ford Road from east to west, connecting the existing gap in Hoggett Ford Road. The plan incorporates future connections to adjacent properties to the north and west. The proposal meets the local street standards of a five foot sidewalk and four foot planting strip.

**FIRE DEPARTMENT RECOMMENDATION**

**Approve with conditions**

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

**STORMWATER RECOMMENDATION**

**Approve**

**WATER SERVICES**

**Approved with conditions**

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

**PUBLIC WORKS RECOMMENDATION**

**Approve**

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved with conditions**

- Developer shall design signal plans for Metro traffic engineer approval and install signals at Dodson Chapel Rd and Hoggett Ford Rd intersection and at Dodson Chapel Rd and Bell Rd intersection when signal warrants are satisfied and signal plans are approved. Adequate left turn lane storage at intersections shall be provided. Appropriate pedestrian infrastructure shall be included in signal design.
- Traffic signage and pavement marking plans shall be submitted with Final SP documents. Provide parking per metro code.

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing RS15 district: 24 Elementary 20 Middle 18 High**

**Projected student generation proposed SP-R district: 31 Elementary 26 Middle 24 High**

The proposed SP-R zoning district could generate 19 more students than what is typically generated under the existing RS15 zoning district. Students would attend Tulip Grove Elementary School, Dupont-Tyler Middle School, and McGavock High School. All students have been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

**AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)**

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

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions, subject to approval of the associated Community Plan amendment. If the associated Community Plan amendment is not approved, Staff recommends disapproval.

**CONDITIONS**

1. Permitted land uses shall be limited to a maximum of 289 dwelling units, including no more than 34 villa lots (68 units).
2. Villa type lots shall be limited to 25% of type "B" units.
3. Raised foundations of a minimum of 18" and a maximum of 36" are required for all residential buildings, except villa units.
4. The extension of Hoggett Ford Road shall provide a complete connection to both existing sides of Hoggett Ford Road.
5. Existing residential driveways south along Hoggett Ford Road shall be connected to the proposed Hoggett Ford Road.



6. All sidewalks and trails shall be within right-of-way or a public pedestrian easement.
7. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of R6 zoning district.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
9. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
10. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
11. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
12. 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.

Ms. Birkeland presented the staff recommendation of approval with conditions and disapproval without all conditions, subject to approval of the associated Community Plan amendment. If associated Community Plan amendments is not approved, staff recommends disapproval.

**Ms. Blackshear recused herself and stepped out of the room at 4:50 p.m.**

Ms. Birkeland presented the staff recommendation of approval with conditions and disapproval without all conditions, subject to approval of the associated Community Plan amendment. If associated Community Plan amendment is not approved, staff recommends disapproval.

Items 12a and 12b were heard and discussed together.

Jeff Hart, applicant, spoke in favor of the application.

William Edwards, 3145 Brandau Road, spoke in opposition to the application due to the rural character of the area.

Arlene Starr, 3145 Brandau Road, spoke in opposition to the application due to environmental issues and the rural character of the area.

Chris Gorsach, 3136 Lake Drive, spoke in opposition to the application; a proper traffic study of the entire area needs to be completed.

Jim Clairday, 3702 Hoggett Ford Road, spoke in opposition to the application due to concerns with on-street parking, additional traffic concerns, and the rural character of the area.

Mr. Hart asked for approval and noted the project has Councilmember Rhoten's full support.

Don Williams confirmed that a traffic study has been completed for this project and was reviewed and approved by staff.

**Chairman Adkins closed the Public Hearing.**

Mr. Haynes asked staff for clarification on the location of on-street parking and the rationale behind it.

Ms. Birkeland explained that the on-street parking will be in front of the alley-loaded units.

Ms. Hagan-Dier noted this area is supposed to be rural; she is concerned about the impact of these houses.

Councilmember Allen stated the fact that this is currently zoned as rural maintenance is significant; she is not comfortable with changing a rural maintenance policy because someone wants to turn it suburban.

Ms. Diaz noted there are pros and cons to both sides.

Ms. Farr stated concerns with on-street parking and front loaded garages in a rural area. It doesn't seem like this is even trying to work with the rural character. This might need to be a more focused conversation for this area to figure out what is the best future strategy. If the commission does rezone this significant chunk of land, it is pretty hard to make the argument to not keep going. Perhaps a deferral is an option.

**Ms. Farr moved and Councilmember Allen seconded the motion to defer to the March 23, 2017 Planning Commission meeting.**

Ms. Hagan-Dier stated that she will not support a policy change at this meeting or with a deferral.

**Vote taken. (5-2) Ms. Hagan-Dier and Ms. Diaz voted against.**

Mr. Haynes left the meeting at 5:44 p.m.

**The Metropolitan Planning Commission deferred 2016SP-021-001 to the March 23, 2017 Planning Commission Meeting (5-2)**

**13a. 2017CP-005-003**  
**EAST NASHVILLE COMMUNITY PLAN AMENDMENT**  
Council District 07 (Anthony Davis)  
Staff Reviewer: Marty Sewell

A request to amend the East Nashville Community Plan by amending the Community Character Policy to change from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Evolving on properties located at 2304, 2306 and 2310 Riverside Drive, approximately 100 feet northwest of McGavock Pike (1.49 acres), requested by Gresham Smith and Partners, applicant; Lance Bloom, owner. (See associated case # 2017SP-013-001)

**Staff Recommendation: Defer Indefinitely**

**The Metropolitan Planning Commission deferred 2017CP-005-003 indefinitely. (7-0-1)**

**13b. 2017SP-013-001**  
**RIVERSIDE VILLAGE**  
Council District 07 (Anthony Davis)  
Staff Reviewer: Shawn Shepard

A request to rezone from RS7.5 to SP-R zoning on properties located at 2304, 2306 and 2310 Riverside Drive, approximately 100 feet north of McGavock Pike, (1.45 acres), to permit up to 24 residential units, requested by Gresham, Smith and Partners, applicant; Lance Bloom, owner. (See associated case # 2017CP-005-003)

**Staff Recommendation: Defer Indefinitely**

**The Metropolitan Planning Commission deferred 2017SP-013-001 indefinitely. . (7-0-1)**

**14a. 2017CP-012-001**  
**SOUTHEAST COMMUNITY PLAN AMENDMENT**  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Marty Sewell

A request to amend the Southeast Community Plan by amending the Community Character Policy to change from T3 Suburban Neighborhood Evolving to T3 Neighborhood Center on property located at Burkitt Road (unnumbered), north of the terminus of Westcott Lane, zoned AR2A (5.10 acres), requested by Smith Gee Studio, LLC, applicant; Stacy J. Carter, owner. (See associated case # 2017SP-023-001)

**Staff Recommendation: Defer to March 23, 2017 Metropolitan Planning Commission meeting**

**The Metropolitan Planning Commission deferred 2017CP-012-001 to March 23, 2017 Planning Commission Meeting (8-0)**

**14b. 2017SP-023-001**

**BURKITT RIDGE**

Council District 31 (Fabian Bedne)

Staff Reviewer: Shawn Shepard

A request to rezone from AR2a to SP-MU zoning on property located at Burkitt Road (unnumbered), north of the terminus of Westcott Lane (143.92 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; Stacy Carter, owner. (See associated case # 2017CP-012-001)

**Staff Recommendation: Defer to March 23, 2017 Metropolitan Planning Commission meeting**

**The Metropolitan Planning Commission deferred 217SP-023-001 to March 23, 2017 Planning Commission Meeting (8-0)**

**15a. 2017Z-004TX-001**

BL2017-608 (Hagar, Rhoten, Henderson, M. Johnson, O'Connell)

Staff Reviewer: Carrie Logan

An ordinance amending sections 17.04.060 , 17.08.030, 17.16.250, and 17.16.070 of the Metropolitan Code of Laws to establish distinct land uses for "Short term rental property – Owner- Occupied" and "Short term rental property – Not Owner-Occupied", and establishing a phase out date in year 2021 for "Short term rental property – Not Owner-Occupied" (Proposal No. 2017Z-004TX-001).

**Staff Recommendation: Defer to April 13, 2017 Metropolitan Planning Commission meeting**

**The Metropolitan Planning Commission deferred 2017Z-004TX-001 to April 13, 2017 Planning Commission Meeting (7-0-1)**

**15b. 2017Z-005TX-001**

BL2017-609 (Glover, Swope, Weiner, Allen)

Staff Reviewer: Carrie Logan

An ordinance amending section 17.16.250.E of the Metropolitan Code of Laws to establish a 12-month moratorium on the issuance of new Type 2 and Type 3 short term rental property permits and permit numbers for properties zoned for single and two-family residential use (Proposal No. 2017Z-005TX-001).

**Staff Recommendation: Defer to April 13, 2017 Metropolitan Planning Commission meeting**

**The Metropolitan Planning Commission deferred 2017Z-005TX-001 to April 13, 2017 Planning Commission Meeting (7-0-1)**

**15c. 2017Z-006TX-001**

BL2017-610 (VanReece)

Staff Reviewer: Carrie Logan

An ordinance amending section 17.16.250.E of the Metropolitan Code of Laws to establish a 36- month moratorium on the issuance of new Type 2 and Type 3 short term rental property permits for properties zoned for single and two-family residential use (Proposal No. 2017Z-006TX-001).

**Staff Recommendation: Defer to April 13, 2017 Metropolitan Planning Commission meeting**

**The Metropolitan Planning Commission deferred 2017Z-006TX-001 to the April 13, 2017 Planning Commission Meeting (7-0-1)**

**15d. 2017Z-007TX-001**

BL2017-611 (Bedne)  
Staff Reviewer: Carrie Logan

An ordinance amending Section 17.16.250 of the Metropolitan Code of Laws to require the consent of adjacent property owners, Home Owner Associations, Condominium Associations, or other such community associations prior to issuance of a Short Term Rental Property permit.

**Staff Recommendation: Defer to April 13, 2017 Metropolitan Planning Commission meeting**

**The Metropolitan Planning Commission deferred 2017Z-007-TX-001 to the April 13, 2017 Planning Commission Meeting (7-0-1)**

**16. 2006SP-181-001**

**EVERGREEN HILLS**  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Patrick Napier

A request amend the Evergreen Hills SP on properties located at 13880 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 2,250 feet east of Pettus Road, zoned SP-MR (188.7 acres), to permit 633 residential lots, requested by Anderson Delk Epps and Associates, applicant; Evergreen Hills, G.P., owner.

**Staff Recommendation: Defer to March 23, 2017 Metropolitan Planning Commission meeting**

**The Metropolitan Planning Commission deferred 2006SP-181-001 to the March 23, 2017 Planning Commission Meeting (8-0)**

**17. 2016SP-045-003**  
**12<sup>TH</sup> AND WEDGEWOOD SP (AMENDMENT)**

Council District 17 (Colby Sledge)  
Staff Reviewer: Latisha Birkeland

A request to amend a Specific Plan on properties located at 1440 and 1500 12th Avenue South and Wedgewood Avenue (unnumbered), at the northeast corner of Wedgewood Avenue and 12th Avenue South, zoned Specific Plan-Residential (SP-R) (1.83 acres), to increase units from a maximum of 150 to a maximum of 175 residential units.

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

**The Metropolitan Planning Commission deferred 2016SP-045-003 to the March 23, 2017 Planning Commission Meeting (8-0)**

**18. 2017SP-020-001**  
**FAIRFIELD INN AND SUITES**

Council District 21 (Ed Kindall)  
Staff Reviewer: Shawn Shepard

A request to rezone from ORI to SP-C on properties located at 109, 111 and 113 29th Avenue North, at the southwest corner of Poston Avenue and 29th Avenue North, located within the 31st Avenue and Long Boulevard Urban Design Overlay District (0.49 acres), to permit a hotel, requested by Humphreys and Associates, applicant; Midtown Hotel Partners, LLC, owner.

**Staff Recommendation: Defer to March 23, 2017 Metropolitan Planning Commission meeting**

**The Metropolitan Planning Commission deferred 2017SP-020-001 to the March 23, 2017 Planning Commission Meeting (7-0-1)**

**19. 2017SP-021-001**

**GLENROSE SP**

Council District 16 (Mike Freeman)

Staff Reviewer: Gene Burse

A request to rezone from RS10 to SP-R zoning on properties located at 98 Rose Street and 99 Evelyn Drive, at the northeast corner of Miller Street and Rose Street (0.82), to permit six residential units, requested by Dale and Associates, applicant; SC2 Properties, LLC, owner.

**Staff Recommendation Defer to March 23, 2017 Metropolitan Planning Commission meeting**

**The Metropolitan Planning Commission deferred 2017SP-021-001 to the March 23, 2017 Planning Commission Meeting (8-0)**

**20. 2017SP-022-001**

**HILL CENTER GREENWOOD SP**

Council District 05 (Scott Davis); 06 (Brett Withers)

Staff Reviewer: Shawn Shepard

A request to rezone from MUG-A, R6 and RS5 to SP-MU zoning on properties located at 1101 and 1108 Gallatin Avenue, 1105, 1107, 1109, 1111 Sharpe Avenue and Sharpe Avenue (unnumbered), 1048 and 1050 West Greenwood Avenue and 1110 Greenwood Avenue, at the southeast corner of Gallatin Avenue and Greenwood Avenue and at the southwest corner of West Greenwood Avenue and Gallatin Avenue, within the Gallatin Pike Urban Design Overlay District (5.32 acres), to permit a mixed-use development, requested by Smith Gee Studio, LLC, applicant; H.G. Hill Realty Company, owner.

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

**APPLICANT REQUEST**

**Preliminary SP to permit a mixed use development.**

Preliminary SP

A request to rezone from Mixed Use General – Alternative (MUG-A), One and Two-Family Residential (R6), and Single-Family Residential (RS5) to Specific Plan – Mixed Use (SP-MU) zoning on properties located at 1101 and 1108 Gallatin Avenue, 1105, 1107, 1109, 1111 Sharpe Avenue and Sharpe Avenue (unnumbered), 1048 and 1050 West Greenwood Avenue and 1110 Greenwood Avenue, at the southeast corner of Gallatin Avenue and Greenwood Avenue and at the southwest corner of West Greenwood Avenue and Gallatin Avenue, within the Gallatin Pike Urban Design Overlay District (5.32 acres), to permit a mixed-use development.

**Existing Zoning**

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. A total of 0.36 acres within the project site are zoned RS5. *RS5 would permit a maximum of three lots.*

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. A total of 1.92 acres within the project site are zoned R6. *R6 would permit a maximum of 13 lots with three duplex lots for a total of 16 units.*

Mixed Use General – Alternative (MUG-A) is intended for a moderately high intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. A total of 3.04 acres within the project site are zoned MUG-A.

Gallatin Pike Urban Design Overlay (UDO) This property is located within the Gallatin Pike Urban Design Overlay. For properties located within the UDO, the development standards of the UDO are optional and may be utilized at the selection of the owner. The standards do not automatically apply.

**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 and commercial uses.

## **CRITICAL PLANNING GOALS**

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

The project helps create walkable neighborhoods by proposing a mix of residential, retail, and restaurant uses in an area of Community Center land use policy and creates destinations that can be walked to from nearby residential areas. The project is located on an Immediate Need Multimodal Corridor, as designated in the Major and Collector Street Plan (MCSP). The proposal includes sidewalks, a transit stop, and a bicycle sharing station which will improve pedestrian connectivity in and around the community center and enhance connectivity to transit. The project proposes development on an infill site. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure.

## **EAST NASHVILLE COMMUNITY PLAN**

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

### Consistent with Policy?

Yes. The proposed SP is consistent with the T4 CC policy, which is intended to enhance and create centers that contain a mix of uses. The proposal includes a grocery store, which will serve the surrounding community, as well as retail and restaurant space to create walkable destinations for the residential units included in the SP and for the adjacent residential neighborhood. The proposed project is located along Gallatin Avenue, which is designated as an immediate need multimodal corridor in the MCSP. The project proposes improvements to sidewalks and the installation of a transit shelter and bicycle sharing station to improve pedestrian and bicycle connectivity and access to transit.

## **PLAN DETAILS**

The site encompasses nine parcels on the east side of Gallatin Avenue and an additional three parcels on the west side of Gallatin Avenue, at the southeast and southwest corners of the intersection of Gallatin Avenue and Greenwood Avenue. The parcels adjacent to Gallatin Avenue currently contain commercial uses. The residentially-zoned parcels east of Gallatin are currently vacant. One residentially-zoned parcel west of Gallatin contains an existing single-family residence. The other is currently used for parking.

### Site Plan

The plan proposes a 29,896 square foot grocery store and an additional 12,500 square feet of retail and restaurant space. The grocery and 7,500 square feet of the retail and restaurant uses are located on the portion of the site east of Gallatin Avenue. The remaining retail and restaurant square footage is located west of Gallatin Avenue. The proposal also includes 80 multi-family residential units, with a mix of one-bedroom "micro" units and two-bedroom "apartments" in two residential buildings located in the eastern edge of the site, on either side of the grocery.

Vehicular access to the eastern portion of the site will be from Gallatin Avenue, with additional access drives on Sharpe Avenue and Greenwood Avenue. Vehicular access to the western portion of the site will be from West Greenwood Avenue and an existing alley along the southern project boundary that accesses Gallatin Avenue. A total of 236 parking spaces are provided in surface lots east of Gallatin Avenue to serve the grocery, retail/restaurant, and residential uses. An additional 78 parking spaces are located in a one-story parking structure west of Gallatin Avenue.

An eight-foot sidewalk and ten-foot planting strip, consistent with MCSP requirements, is proposed for the frontage along the east side of Gallatin Avenue. An eight-foot sidewalk and four-foot planting strip, consistent with MCSP requirements, is proposed for the frontage along the west side of Gallatin Avenue. Sidewalks consistent with local street standards are proposed along Greenwood Avenue, West Greenwood Avenue, and Sharpe Avenue. Sidewalks and marked crosswalks are also provided interior to the site to allow for pedestrian circulation through the parking areas to the residential, retail, and restaurant buildings. Bicycle parking is provided adjacent to the restaurant building on the east side of Gallatin, at the grocery store, and for the residential buildings. A transit shelter and bicycle sharing station are also proposed on the east side of Gallatin Avenue.

The building height is limited to a maximum of two stories in 35 feet, except within 150 feet of Gallatin Avenue, where height consistent with MUG-A standards would be permitted. MUG-A permits a maximum height in the build-to zone of five stories in 75 feet, with an overall maximum height of seven stories in 105 feet. The plan includes architectural standards requiring façade articulation, glazing and other elements to avoid blank walls and requiring that commercial buildings adjacent to Gallatin provide entrances and other elements to address the street. Residential buildings

fronting a public street are required to have an access addressing the street and raised foundations. Compliant elevations are required at Final SP.

### **ANALYSIS**

The proposed SP includes a mix of retail and restaurant uses, including a grocery store, which will serve residents within the SP as well as those in the surrounding residential neighborhoods. The project is located at an intersection along a corridor designated for multimodal transportation improvements. The uses included in the proposed SP will serve as destinations for residents of the area and could potentially generate additional ridership for the transit system. Sidewalk improvements will increase and improve pedestrian connectivity both within the site and to the surrounding neighborhoods. The incorporation of a transit stop and bicycle sharing station will also enhance multimodal connectivity in the area. Landscape buffers are included to help minimize the impacts of commercial uses and parking areas on adjacent residential properties, and multi-family residential buildings are located along Greenwood and Sharpe Avenues to help transition from the corridor into the neighborhood. The proposed use and layout are consistent with the T4 Urban Community Center policy.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approved**

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approved as a Preliminary SP only. If needed for abandonment/relocation of existing public sewer through the site, public sewer construction plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve with conditions**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Accessible parking stalls at the new driveway on Gallatin appear to be too close to the intersection. Comply with Metro Code for setback dimension.
- Add note that poles, signs, etc. that are located within the proposed sidewalks are to be relocated with this project outside the proposed sidewalk.
- With Final SP, applicant should coordinate with MPW to appropriately locate solid waste and recycling container(s) on site.
- With Final SP, applicant is to indicate on the plans the installation on-street parking bays on Greenwood, West Greenwood, and Sharpe. Or indicate installation of No Parking signage.
- Prior to Final SP, applicant should have coordination with MPW to finalize the design of all items within the ROW, roadway, sidewalks, traffic control, etc.
- Comply with MPW Traffic Engineering comments.

### **TRAFFIC AND PARKING RECOMMENDATION**

In accordance with findings of TIS, the developer shall construct the following roadway improvements and site plan modifications:

#### **Intersection of Gallatin Avenue and Greenwood Avenue**

- Developer shall install a pedestrian crosswalk on the east leg of the intersection of Gallatin Avenue and Greenwood Avenue.
- Developer shall install pedestrian curb ramp and warning mats as necessary at the intersection of Gallatin Avenue and Greenwood Avenue.
- The stop line for the westbound approach of Greenwood Avenue to Gallatin Avenue shall be relocated to approximately 4 feet in advance of the recommended crosswalk.
- Greenwood Ave at Gallatin Pk should be widened along the project frontage to provide adequate storage that minimizes the traffic queue on Greenwood Ave.

#### **Intersection of Gallatin Avenue and West Greenwood Avenue/Site Access 1**

- Developer shall install a traffic signal at the intersection of Gallatin Avenue and West Greenwood Avenue/Site Access 1. The traffic signal should include protected/permissive left turn signal phasing for the northbound and southbound approaches of Gallatin Avenue. Developer shall design and submit signal plan with pedestrian infrastructure to MPW traffic engineer and install signal when approved.

- The northbound approach of Gallatin Avenue to West Greenwood Avenue/Site Access shall be restriped to include one left turn lane with approximately 75 feet of dedicated storage within the center two-way left-turn lane, one through lane, and one shared through/right turn lane.
- The southbound approach of Gallatin Avenue to West Greenwood Avenue/Site Access shall be restriped to include one left turn lane with approximately 50 feet of dedicated storage within the center two-way left-turn lane, one through lane, and one shared through/right turn lane.
- Pedestrian crosswalks shall be provided on all four legs of the intersection. Pedestrian signals should be provided for crossing all four legs of the intersection, and pedestrian-activated pushbuttons should be provided for crossing the north and south legs of the intersection across Gallatin Avenue.
- All corners of the intersection of Gallatin Avenue and West Greenwood Avenue/Site Access 1 shall include ADA-accessible pedestrian curb ramps with detectable warning mats.
- Developer shall design the W. Greenwood Ave approach to accommodate dedicated storage for EBLT vehicles if feasible.
- Site driveway shall be designed to minimize conflicts with on-site parking and circulation.

**Intersection of Gallatin Avenue and Sharpe Avenue**

- A pedestrian crosswalk shall be provided on the east leg of the intersection of Gallatin Avenue and Sharpe Avenue.
- The stop line for the westbound approach of Sharpe Avenue to Gallatin Avenue shall be relocated to approximately 4 feet in advance of the recommended crosswalk.

**West Greenwood Avenue**

- Design and location of the commercial loading zone shall be coordinated with the metro traffic engineer at the time a final SP is completed.
- Developer shall apply to T&P operations to restrict parking at the following locations.
- Sign the south side of West Greenwood Avenue as “No Parking Anytime” along the project frontage between the site access and Gallatin Avenue.
- Sign the south side of Greenwood Avenue as “No Parking Anytime” along the project frontage between the site access and Gallatin Avenue.
- Sign the north side of Sharpe Avenue as “No Parking Anytime” along the project frontage between the site access and Gallatin Avenue.

**Alley #715**

- Alley #715 should include a minimum pavement width of 18 feet between Gallatin Avenue and Site Access 4 to provide sufficient width for two-way travel and to prevent vehicles queuing onto Gallatin Avenue.

**Parking**

- Developer shall provide parking for project per metro parking code.
- Parking levels shall be connected or a road connection between dead end alley#715 and W Greenwood Ave shall be constructed.
- Developer shall provide a rideshare/taxi loading area on site.

Maximum Uses in Existing Zoning District: **MUG-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	3.04	3.0	397,267 SF	17059	398	1482

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)	1.92	7.26 D	10 U	96	8	11

\*Based on two-family lots



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)	0.36	8.71 D	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	5.32	3.0	695,217 SF	23951	484	2333

Traffic changes between maximum: **MUG-A, R6 & RS5 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+6,776	+76	+837

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RS5 district: 0 Elementary 0 Middle 0 High  
 Projected student generation existing R6 district: 1 Elementary 1 Middle 1 High  
 Projected student generation existing MUG-A district: 32 Elementary 17 Middle 15 High  
 Projected student generation proposed SP-MU district: 9 Elementary 5 Middle 4 High

The existing RS5, R6, and MUG-A zoning is expected to generate a total of 67 students, assuming 40 percent of the floor area permitted by the MUG-A zoning is utilized for non-residential uses. The proposed SP zoning is expected to generate 49 fewer students than the existing zoning. Students east of Gallatin Avenue would attend Rosebank Elementary School and Stratford STEM Magnet Middle and High School. Students west of Gallatin Avenue would attend Hattie Cotton Elementary School, Gra-Mar Middle School and Maplewood High School. None of the schools have been identified as over-capacity. This information is based upon data from the school board last updated November 2016.

**AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)**

1. Will this project include any affordable or workforce housing units? We are requesting a zone change to SP zoning, which is consistent with the community plan and the plan is consistent with much of the surrounding zoning. We are not requesting the zone change to SP to gain additional residential density or entitlements, we are solely requesting this zone change to allow for a more pedestrian friendly urban development. We are aware of the City's commitment to affordable housing and therefore we will be committed to, if possible and appropriate, providing affordable or workforce rental units if: (1) for-rent multi-family units are constructed, and (2) adequate financial incentives are provided by the City.
2. If so, how many and what is the percentage of the entire development? For every multi-family for rent project located wholly on the parcels in question that are being rezoned, we will use commercially reasonable efforts to ensure that 10 percent of the total for-rent square footage will be designed for workforce housing consistent with the guidelines in BL 2016-133 so long as adequate financial incentives are available and provided for by the City, as specifically referenced in the inclusionary zoning bill.
3. How will you enforce the affordability requirements? We would follow any and all requirements that the City, and particularly OEOE, has in place, as it relates to BL 21016-133 and the Mayor's funding plan to ensure that the units qualify as affordable or workforce housing for the duration of the time-period delineated in those two pieces of legislation if the same is applicable to this project.
4. Have any structures been demolished in the last 12 months? No.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

## CONDITIONS

1. Permitted land uses shall be limited to all uses permitted in the MUG-A zoning district except After Hours Establishment and Alternative Financial Services as described in the Metro Zoning Ordinance, and Vape Store as defined in the Preliminary SP.
2. Elevations consistent with the architectural standards in the Preliminary SP shall be provided with the submittal of the Final 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 MUG-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. 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.

Mr. Sloan asked the commission to suspend the rules on the notices regarding signage.

Ms. Farr moved and Mr. McLean seconded the motion to suspend the rules based on signage requirements. (6-0)

Ms. Shepard presented the staff recommendation of approval with conditions and disapproval without all conditions.

Jimmy Granbery, H.G. Hill Realty Co., spoke in favor of the application and noted that the leases will prohibit short term rentals.

Fuller Hanan, 1010 N 16<sup>th</sup> St, spoke in favor of the application and expressed excitement about the project.

Alan Hayes, 1011 N 6<sup>th</sup> St, spoke in favor of the application and expressed excitement about a grocery store in the area.

Margaret Darby, 1423 Greenwood Ave, spoke in opposition to the application. She feels the project is good for the most part, but is concerned about the failure to include a prohibition of short term rentals in the SP.

Mr. Granbery explained that a prohibition of short term rentals would be bad policy and would not agree to adding that condition.

Councilman Withers spoke in favor of the application and expressed excitement about a new traffic signal.

### **Chairman Adkins closed the Public Hearing.**

Councilmember Allen spoke in favor of the application and stated there is a lot to love about this project. She also clarified that a tenant can't do a short term rental anyway.

Ms. Diaz spoke in favor of the application.

Ms. Farr spoke in favor of the application; it is a great addition to the neighborhood.

Mr. McLean spoke in favor of the application.

Ms. Hagan-Dier spoke in favor of the application and explained that short term rentals will be more appropriately handled at the council level.

**Ms. Farr moved and Mr. McLean seconded the motion to approve with conditions, disapproved without all conditions, including he applicant to work with MTA to determine the feasibility of MTA providing a shelter on the inbound side. (6-0)**

**Resolution No. RS2017-074**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2017SP-022-001 is **Approved with conditions, and disapprove without all conditions including the applicants to work with MTA to determine the feasibility of MTA providing a shelter on the inbound side.**

**CONDITIONS**

1. Permitted land uses shall be limited to all uses permitted in the MUG-A zoning district except After Hours Establishment and Alternative Financial Services as described in the Metro Zoning Ordinance, and Vape Store as defined in the Preliminary SP.
2. Elevations consistent with the architectural standards in the Preliminary SP shall be provided with the submittal of the Final 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 MUG-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. 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.

**21. 2017SP-024-001**

**3413 OLD ANDERSON SP**

Council District 29 (Karen Y. Johnson)

Staff Reviewer: Patrick Napier

A request to rezone from AR2a to SP-R zoning on property located at 3413 Old Anderson Road, approximately 400 feet north of Anderson Road (1.23 acres), to permit ten residential units, requested by Dale and Associates, applicant; Tennessee Avenue Development, LLC, owner.

**Staff Recommendation: Defer to March 23, 2017 Metropolitan Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017SP-024-001 to the March 23, 2017 Planning Commission Meeting (8-0)**

**22. 2017NHL-001-001**

**NEIGHBORHOOD LANDMARK OVERLAY**

Council District 06 (Brett Withers)

Staff Reviewer: Gene Burse

A request to apply a Neighborhood Landmark Overlay District to a portion of property located at 901 Dalebrook Lane, at the northeast corner of Dalebrook Lane and Eastland Avenue, zoned R10 (0.79 acres), requested by Design Build Partners, applicant; Greater Grace Temple Community Church, owner.

**Staff Recommendation: Approve**

**APPLICANT REQUEST**

**Apply a Neighborhood Landmark Overlay District.**

### Neighborhood Landmark Overlay

A request to apply a Neighborhood Landmark Overlay District to a portion of property located at 901 Dalebrook Lane, at the northeast corner of Dalebrook Lane and Eastland Avenue, zoned One and Two-Family Residential (R10) (0.79 acres).

### **Existing Zoning**

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. R10 would permit a maximum of 1 lot with no duplex lots for a total of 1 unit.

### **Proposed Overlay District**

Neighborhood Landmark Overlay District (NHL) is intended to preserve and protect neighborhood features that are important to maintain and enhance the neighborhood character. Neighborhood features are defined as buildings, structures, objects, sites, and areas of historic, cultural, civic, neighborhood, or architectural value and/or importance to Metropolitan Nashville and Davidson County.

### **ANALYSIS**

The site is located at 901 Dalebrook Lane, at the corner of Dalebrook Lane and Eastland Avenue, in the East Nashville neighborhood of Rosebank. The existing site consists of a vacant 2-story brick religious structure built in 1957 with onsite surface parking. The existing structure is not located within a historic district or area indicated as Worthy of Conservation. The structure is viewed as a significant element that enhances the Rosebank neighborhood's character. The Neighborhood Landmark District Overlay will protect and preserve the existing structure.

The Neighborhood Landmark District Overlay involves a two-step process. The first step, the current application, is obtaining approval for the establishment of the overlay. The second step is the submittal of a development plan for the reuse of any feature encompassed by the overlay. The Neighborhood Landmark District Overlay permits all land uses classified as accessory, permitted, or permitted with conditions by the R10 zoning district. Additional uses, including uses prohibited by the R10 zoning district may be permitted subject to certain conditions as described in the neighborhood landmark development plan, provided they are determined by the Planning Commission to be compatible with, and sensitive to, abutting properties and the overall neighborhood fabric and appropriate to preserve and maintain the district.

Section 17.36.420 of the Zoning Code defines a neighborhood landmark as a feature that has historic, cultural, architectural, civic, neighborhood or archeological value and/or importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of a neighborhood.

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

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

In recommending approval of a neighborhood landmark district, the planning commission shall find that:

- a) The feature is a critical component of the neighborhood context and structure;
- b) Retention of the feature is necessary to preserve and enhance the character of the neighborhood;
- c) The only reason to consider the application of the neighborhood landmark district is to protect and preserve the identified feature;
- d) It is in the community's and neighborhood's best interest to allow the consideration of an appropriate neighborhood landmark development plan as a means of preserving the designated feature; and
- e) All other provisions of this section have been followed.

Staff finds that this application meets the aforementioned criteria. This structure has contributed to the neighborhood's character since 1957 by offering a place of worship. By retaining this feature, it would preserve the neighborhood's history. By applying a Neighborhood Landmark Overlay to this property a critical structure of an established neighborhood can be preserved.

**FIRE DEPARTMENT RECOMMENDATION**

**Approved**

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

**STORMWATER RECOMMENDATION**

**Approved**

**WATER SERVICES**

**N/A**

**PUBLIC WORKS RECOMMENDATION**

**N/A**

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved with conditions**

- An access and parking study may be required at development.

**STAFF RECOMMENDATION**

Staff recommends approval.

**Ms. Blackshear stepped back in the room at 6:35 p.m.**

Mr. Burse presented the staff recommendation of approval.

Rob Cochran, applicant, spoke in favor of the application and noted this is an ideal candidate for historic preservation and adaptive reuse.

Jared Lomax, 920 Dalebrook Ln, spoke in favor of the application.

Amanda Dixon, 2421 Eastland Ave, originally planned to speak in opposition but spoke with Mr. Cochran and now feels that he will be flexible and respectful.

Councilmember Withers spoke in favor of the application as it is a great adaptive reuse.

**Chairman Adkins closed the Public Hearing.**

Mr. McLean spoke in favor of the application.

Ms. Farr spoke in favor of the application as it is a good addition to the neighborhood.

**Councilmember Allen moved and Ms. Hagan-Dier seconded the motion to approve. (7-0)**

**Resolution No. RS2017-075**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that 2017NHL-001-001 is **Approved. (7-0)**

**23. 2017S-033-001**

**HIGHLAND VIEW AT THE KNOB**

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 33 lots on a portion of property located at 5710 Knob Road, approximately 600 feet north of Stoneway Trail, zoned R40 (36.15 acres), requested by Dale & Associates, applicant; Highland Park Church, Inc., owner.

**Staff Recommendation: Defer to March 23, 2017 Metropolitan Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017S-033-001 to the March 23, 2017 Planning Commission Meeting (8-0)**

**24. 34-86P-001**

**PUD CANCEL**

Council District 17 (Colby Sledge)

Staff Reviewer: Patrick Napier

A request to cancel a Planned Unit Development Overlay District on property located at 622 Southgate Avenue, north of the terminus of Stewart Place, zoned R6 (0.17 acres), requested by Robert J. Boles, applicant and owner.

**Staff Recommendation: Approve**

**APPLICANT REQUEST**

**Cancel a PUD.**

Cancel PUD

A request to cancel a Planned Unit Development Overlay District on property located at 622 Southgate Avenue, north of the terminus of Stewart Place, zoned One and Two-Family Residential (R6) (0.17 acres).

**Existing Zoning**

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 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

**SOUTH NASHVILLE COMMUNITY PLAN**

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

Consistent with Policy?

Yes. The proposed PUD cancellation is consistent with the Urban Neighborhood Evolving policy. The PUD cancellation will result in the property being regulated by the R6 zoning district which is consistent with the existing zoning of the surrounding neighborhood.

**ANALYSIS**

The property is located on the northern side of Southgate Avenue just south of the downtown core and within the Wedgewood Houston neighborhood. The property contains 7,405 square feet of land and currently in use as a single-family dwelling.

Metro Council approved this PUD on June 5, 1986, to allow the use of an existing room in a residential dwelling as a beauty shop. The Metro Planning Commission recommended disapproval of the PUD at its meeting on March 26, 1986, to Metro Council citing an intrusion of a commercial use into a residential zone. The property owner confirmed the use allowed by the PUD overlay has not occurred on the property since 2012. The cancellation of the PUD will allow the property to contain either a single family or two-family structure, consistent with the land uses in the surrounding neighborhood.

**FIRE DEPARTMENT RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

N/A

**WATER SERVICES**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

N/A

**STAFF RECOMMENDATION**

Staff recommends approval of the PUD cancellation.

Approved. Consent agenda (8-0)

**Resolution No. RS2017-076**

“BE IT RESOLVED by The Metropolitan Planning Commission that 34-86P-001 is **Approved. (8-0)**”

**25. 88P-040-001**

**COMFORT INN AND SUITES**

Council District 22 (Sheri Weiner)

Staff Reviewer: Patrick Napier

A request to revise a Planned Unit Development Overlay District to permit a hotel on property located at 627 Old Hickory Boulevard, approximately 260 feet southwest of Sonya Drive, zoned CS and SCR (1.34 acres), to permit a hotel, requested by Civil and Environmental Consultants, applicant; ORO Hotels, LLC, owner.

**Staff Recommendation: Defer to May 23, 2017 Planning Commission Meeting .**

**The Metropolitan Planning Commission deferred 88P-040-001 to the March 23, 2017 Planning Commission Meeting (7-0-1)**

**26. 2016UD-001-002**

**BOJANGLES'**

Council District 29 (Karen Y. Johnson)

Staff Reviewer: Justin Wallace

A request for a major modification to the Murfreesboro Pike Urban Design Overlay at Una Antioch District standards on property located at 2138 and 2142 Murfreesboro Pike, approximately 580 feet southeast of Franklin Limestone Road, zoned CS-A and within the Murfreesboro Pike Urban Design Overlay at Una Antioch District (1.94 acres), to permit a modification of the frontage width, glazing, and architectural material requirements, requested by Bojangles' Restaurants, Inc., applicant; Kenneth Wright and Sherry Wright Mercer, owners.

**Staff Recommendation: Approve with conditions the request to modify frontage width and glazing standards and disapprove the request to modify architectural material standards.**

**APPLICANT REQUEST**

**Modification of the frontage width, glazing, and architectural standards of the Murfreesboro Pike Urban Design Overlay at Una Antioch.**

UDO Major Modification

A request for a major modification to the Murfreesboro Pike Urban Design Overlay at Una Antioch District standards on property located at 2138 and 2142 Murfreesboro Pike, approximately 580 feet southeast of Franklin Limestone Road, zoned Commercial Service - Alternative (CS-A) and within the Murfreesboro Pike Urban Design Overlay at Una Antioch District (1.94 acres), to permit a modification of the frontage width, glazing, and architectural material requirements.

**Existing Zoning**

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

Murfreesboro Pike Urban Design Overlay at Una Antioch Pike (UDO) is intended to foster suburban development that is pedestrian friendly while still accommodating for the market needs of suburban development. This UDO focuses on broad design standards while emphasizing best practices for quality suburban design.

**ANTIOCH-PRIEST LAKE COMMUNITY PLAN**

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

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

Consistent with Policy?

Yes. The project proposes a restaurant use that is compatible with the land use and general character of corridors outlined in suburban policy. The proposed development enables safe, attractive and comfortable access for pedestrians and offers a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and existing or planned mass transit along Murfreesboro Pike, which is a prominent arterial-boulevard served by multiple modes of transportation.

**PLAN DETAILS**

The property is approximately 1.94 acres located at 2138 and 2142 Murfreesboro Pike, approximately 580 feet southeast of Franklin Limestone Road. The proposed project is an approximately 3,900 square feet quick service restaurant with drive through, which is consistent with allowable uses permitted under Commercial Service – Alternative District.



## **ANALYSIS**

The applicant is requesting modifications to the façade width, glazing, and architectural material requirements of the UDO. Overall, the proposed project is consistent with the intent of the UDO to foster suburban development that is pedestrian friendly while still accommodating for the market needs of suburban development. The site provides sidewalks along the street frontages, accommodates various transit modes, including buffered bike lanes and vehicles, along Murfreesboro corridor, and is adequately landscaped.

### Façade Width

The geometry of the lot is unusually shaped with an excessively wide frontage along Murfreesboro Pike and side property lines extending to the rear of the lot forming a triangle. The property's frontage along Murfreesboro Pike is approximately 293 feet long, and a 45% façade width would equate to a building façade that is approximately 131 feet wide. The applicant is proposing a building façade width of 45 feet. Given the building type and use as a quick service restaurant, the required width does not appear to be realistically achievable in this instance.

### Glazing

The proposed glazing is 21% where the UDO requires glazing along the ground floor to be 40% along the street frontage. Given the building type and use as a quick service restaurant, less glazing is proposed to efficiently accommodate the limited floor area of the building, as the kitchen and bathroom masonry walls face Murfreesboro Pike. The applicant has worked with Planning staff to achieve an alternative design for the street facing facade to increase the height of the windows in the dining room area, add ceiling height windows to the bathroom exterior walls, glass block openings to the kitchen exterior walls, and incorporate tall vegetation in the landscape strip to provide visual relief to the blank façade.

### Architectural Materials

The UDO requires building fronts be built or clad with a high-finish material, such as brick, brick veneer, stone and hardy board and prohibits the use of materials such as plywood, plastics, unfinished concrete block, metal buildings, vinyl siding, and E.I.F.S along the ground floor. The proposed design incorporates E.I.F.S along the ground floor for approximately a quarter of the façade. The use of E.I.F.S. is not consistent with the purpose of the UDO to provide a cohesive aesthetic and high-quality architecture along Murfreesboro Pike and would likely set a precedent for subsequent projects within the UDO. Therefore, Planning staff is recommending disapproval of the request to modify the material standards of the UDO.

## **FIRE DEPARTMENT RECOMMENDATION**

### **Approve with conditions**

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

## **STORMWATER RECOMMENDATION**

**N/A**

## **WATER SERVICES**

### **Approve with conditions**

- As all our previous comments have been addressed, MWS recommends approval as a Preliminary SP only. If public water or sewer construction plans are required, they must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. If capacity fees are required, they must also be paid prior to Final Site Plan/SP approval. (Fee requirements and need for public utility construction will be revealed on the results of the revised availability study.)

## **PUBLIC WORKS RECOMMENDATION**

**N/A**

## **TRAFFIC AND PARKING RECOMMENDATION**

**N/A**

- Does not include site plan approval

## **STAFF RECOMMENDATION**

Staff recommends approval with conditions the request to modify the frontage width and glazing standards and disapproval of the request to modify architectural material standards.

## **CONDITIONS**

1. A UDO final site plan approval is required before building permits, consistent with any approved modifications granted, and all unmodified UDO standards, including provisions for future cross access easement.
2. Landscape plantings along the street facing façade of the building shall be of a sufficient height and material to provide visual relief of the building wall, as determined by planning staff at the final site plan state.

Mr. Wallace presented the staff recommendation of approval with conditions for the request to modify frontage width and glazing standards and disapproval of the request to modify architectural material standards.

Chris Hack, applicant, spoke in favor of the application.

**Chairman Adkins closed the Public Hearing.**

Ms. Diaz spoke in favor of staff recommendation; staff did a great job with their analysis.

Ms. Blackshear spoke in favor of staff recommendation.

Ms. Farr spoke in favor of staff recommendation. We need to be consistent with the design guidelines that were put in place.

Mr. McLean spoke in favor of staff recommendation.

**Mr. McLean moved and Ms. Farr seconded the motion to approve the request to modify frontage width and glazing standards with conditions and disapproved the request to modify architectural standards. (6-0-1)**

**Mr. Adkins recused himself.**

**Resolution No. RS2017-077**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016UD-001-002 is **Approved the request to modify frontage width and glazing standards with conditions and disapproved the request to modify architectural standards. (6-0-1)**

**CONDITIONS**

1. A UDO final site plan approval is required before building permits, consistent with any approved modifications granted, and all unmodified UDO standards, including provisions for future cross access easement.
2. Landscape plantings along the street facing façade of the building shall be of a sufficient height and material to provide visual relief of the building wall, as determined by planning staff at the final site plan state.

**27. 2016Z-110PR-001**

Council District 17 (Colby Sledge)

Staff Reviewer: Gene Burse

A request to rezone from R8 to R6-A zoning for various properties along Summit Avenue, approximately 215 feet east of 12th Avenue S, (2.88 acres), requested by Farmer, Purcell, White & Lassiter, PLLC, applicant; various property owners.

**Staff Recommendation: Approve**

**APPLICANT REQUEST**

**Zone change from R8 to R6-A.**

Zone Change

A request to rezone from One and Two-Family Residential (R8) to One and Two-Family Residential-Alternative (R6-A) zoning on various properties located at along Summit Avenue, approximately 215 feet east of 12<sup>th</sup> Avenue South, (2.88 acres).

**Existing Zoning**

One and Two-Family Residential (R8) zoning 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.

**Proposed Zoning**

One and Two-Family Residential-Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre.

## **CRITICAL PLANNING GOALS**

- Supports Infill Development

This application supports infill development by encouraging the use of sites with existing infrastructure. The policy supports a range of housing types in the Green Hills-Midtown neighborhood of Edge Hill.

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

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. 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, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

### Consistent with Policy?

Yes. The proposed R6-A zoning district is consistent with T4 Urban Neighborhood Maintenance policy as it provides for a development that contributes to and is consistent with the development pattern that has been established for the Edge Hill neighborhood.

## **ANALYSIS**

The various properties located along Summit Avenue, a local street, include existing single-family residential uses and vacant property. The subject area is on the east side of 12<sup>th</sup> Avenue South, a designated Arterial-Boulevard by the Major and Collector Street Plan. 12<sup>th</sup> Avenue is currently served by transit. Additional residential development permitted by the proposed R6-A zoning district is appropriate for an area that has access to mass transit, given the location and policy.

Although the 16 subject properties are currently zoned for one and two-family residential development, 11 lots do not currently meet the minimum lot size of 8,000 square feet for two-family residential development as required in the R8 zoning district. Rezoning these lots to R6-A will permit each lot, except 1103 Summit Avenue, to have two-family residential development. The R6-A zoning district requires a minimum lot size of 6,000 square feet for two-family residential development.

The R6-A zoning district has additional development standards that provide for better urban design. The following are the development standards for properties in the R6-A zoning district:

- a. Access and Driveways.
  1. Where existing, access shall be from an improved alley only. Where no improved alley exists, one driveway within the street setback may be permitted.
  2. For a corner lot, the driveway shall be located within thirty feet of the rear property line.
  3. Parking, driveways and all other impervious surfaces in the required street setback shall not exceed twelve feet in width.
- b. Garages.
  1. 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.
  2. Attached. The garage door shall face the side or rear property line.
- c. A minimum raised foundation of 18—36" is required.

The R6-A zoning district requires developments access an alley where one exists which will help to relieve on-street parking. Properties in this application have access to an existing improved alley.

Two of the properties in this application each have a duplex development and one property has a triplex development. There are 16 properties located within the immediate neighborhood bound by Wedgewood Avenue on the south, 12<sup>th</sup> Avenue South on the west, 10<sup>th</sup> Avenue South on the east and 658 Alley on the north that currently have at least a duplex development.

Staff finds the proposed rezoning will serve as an appropriate transition area between the multi-family residential use areas across the street to the north of the subject properties and the less intense single-family residential use areas located to the south. This gradual decrease in development intensity provides for better transition between developments from multi-family and duplex to single-family residential.

## **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: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	2.88	5.4 D	32 U	307	24	33

\*Based on two-family lots

Maximum Uses in Proposed Zoning District: **R6-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential*(210)	2.88	7.26 D	32 U	307	24	33

\*Based on two-family lots

Traffic changes between maximum: **R8 and R6-A**

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

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R8 district: 1 Elementary 1 Middle 1 High  
 Projected student generation proposed R6-A district: 1 Elementary 1 Middle 1 High

The proposed R6-A zoning district will not generate more students than what is typically generated under the existing R8 zoning district. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro 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 applicant)**

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

**STAFF RECOMMENDATION**

Staff recommends approval. The proposed rezoning is consistent with the T4 Urban Neighborhood Maintenance policy of the Green Hills-Midtown Community Plan.

Approved. Consent agenda (8-0)

**Resolution No. RS2017-078**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-110PR-001 is **Approved. (8-0)**”

**28. 2017Z-025PR-001**

Council District 05 (Scott Davis)  
Staff Reviewer: Latisha Birkeland

A request to rezone from CS and OR20 to RM20-A zoning on properties located at 107 and 109 Queen Avenue, approximately 140 feet east of Dickerson Pike (0.82 acres), requested by Pichoslap Development Company, applicant; Blue Mountain 401K Trust and Kevin and Angela White, owners.

**Staff Recommendation: Approve**

**APPLICANT REQUEST**

**Zone change from CS and OR20 to RM20-A.**

Zone Change

A request to rezone from Commercial Service (CS) and Office/Residential (OR20) to Multi-Family Residential-Alternative (RM20-A) zoning on properties located at 107 and 109 Queen Avenue, approximately 140 feet east of Dickerson Pike (0.82 acres).

**Existing Zoning**

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

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. *OR20 would permit a maximum of 3 units.*

Multi-Family Residential-Alternative (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 16 units.*

**CRITICAL PLANNING GOALS**

N/A

**EAST NASHVILLE COMMUNITY PLAN**

T4 Urban Mixed Use Corridor (T4 CM) is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit

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 two parcels proposed for a zone change to RM20-A are located in the T4 Urban Neighborhood Maintenance policy and within the T4 Urban Mixed Use Corridor. The proposed RM20-A zoning will provide for a transition from the Mixed Use Corridor Policy, along the Dickerson Pike corridor, to the Neighborhood Maintenance policy for the interior neighborhood.

**ANALYSIS**

The site is located on the north side of Queen Avenue, just east of Dickerson Pike. One parcel is located within a T4 Urban Neighborhood Maintenance policy and currently zoned OR20. The other parcel is located within T4 Urban Mixed Use Corridor policy and currently zoned CS. The proposed RM20-A will provide a transition from the Dickerson Pike corridor, where more intense uses would be allowed, into the neighborhood. The RM20-A zoning district would allow multi-family residential uses of up to 16 units, providing the opportunity for a mixture of housing types. The rezoning would also move the property closer to the policy by removing an existing office zoning district from a Neighborhood Maintenance policy area, which permits residential uses only.

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved with conditions**

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

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.65	0.60	16,988 SF	765	21	63

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
Retail (814)	0.17	0.80	5,924 SF	292	12	36

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)	0.82		16 U	221	12	27

Traffic changes between maximum: **CS & OR20 and RM40-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-836	-21	-72

**METRO SCHOOL BOARD REPORT**

Projected student generation existing zoning districts: 2 Elementary 1 Middle 1 High  
 Projected student generation proposed zoning districts: 5 Elementary 2 Middle 2 High

The staff recommended zone change is expected to generate 5 more students over what would be generated by the existing zoning. Students would attend Tom Joy Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

**AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)**

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

**STAFF RECOMMENDATION**

Staff recommends approval as the request is consistent with the property's T4 Mixed Use Corridor Policy land use policy and provides a transition to the T4 Urban Neighborhood Maintenance Policy.

**Approved. Consent agenda (8-0)**

**Resolution No. RS2017-079**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-025PR-001 is **Approved. (8-0)**

**29. 2017Z-026PR-001**

Council District 07 (Anthony Davis)  
Staff Reviewer: Gene Burse

A request to rezone from SP-R to R6 zoning on properties located at 2305, 2309, 2313, 2317 and 2321 Pennington Avenue, approximately 135 feet south of Litton Avenue (0.84 acres), requested by Dale and Associates, applicant; JH104, LLC, owner.

**Staff Recommendation: Approve**

**APPLICANT REQUEST**

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

Zone Change

A request to rezone from Specific Plan-Residential (SP-R) to One and Two-Family Residential (R6) zoning on properties located at 2305, 2309, 2313, 2317 and 2321 Pennington Avenue, approximately 135 feet south of Litton Avenue (0.84 acres).

**Existing Zoning**

Specific Plan-Residential (SP-R) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type. *The existing SP permits up to 17 residential units.*

**Proposed Zoning**

One and Two-Family Residential (R6) 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 5 lots with 5 duplex lots for a total of 10 units.*

**CRITICAL PLANNING GOALS**

N/A

**EAST NASHVILLE COMMUNITY PLAN**

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. 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, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed R6 zoning district is consistent with T4 Urban Neighborhood Maintenance policy as it provides for the potential of housing within an urban area that will be consistent with the established neighborhood character.

**ANALYSIS**

The property is located at 2305, 2309, 2313, 2317 and 2321 Pennington Avenue, approximately 135 feet south of Litton Avenue. Pennington Avenue and Litton Avenue are local streets. The site consists of vacant property that abuts existing public right-of-way on an unimproved portion of Pennington Avenue. Pennington Avenue currently ends at Monetta Avenue. Improvements to Pennington Avenue will be required with building permit review.

The immediate area is currently zoned Single and Two-Family Residential (R6). This proposed zone change will allow for development at this site to be consistent with the established development of the neighborhood.

**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**

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.84		17 U	138	13	15

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential*(210)	0.84		10 U	96	8	11

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	0.84	-	-7 U	-42	-5	-4

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed R6 district: 1 Elementary 0 Middle 0 High

The proposed R6 zoning district will not generate more students than what is typically generated under the existing SP-R zoning district. Students would attend Inglewood Elementary School, Isaac Litton Middle School, and Stratford High School. None of the schools have been identified as over capacity. This information is based upon data from the school board last updated November 2016.

**STAFF RECOMMENDATION**

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

**Approved. Consent agenda (8-0)**

**Resolution No. RS2017-080**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-026PR-001 is **Approved. (8-0)**”



### 30. 2017Z-027PR-001

Council District 02 (DeCosta Hastings)

Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to IWD zoning on property located at 2912 Brick Church Pike, approximately 400 feet south of Brick Church Park Drive (3.92 acres), requested by Village Real Estate, applicant; James Daniel Gatlin, owner.

**Staff Recommendation: Approve**

#### APPLICANT REQUEST

**Zone change from R8 to IWD.**

#### Zone Change

A request to rezone from One and Two-Family Residential (R8) to Industrial Warehousing/Distribution (IWD) zoning on property located at 2912 Brick Church Pike, approximately 400 feet south of Brick Church Park Drive (3.92 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. *R8 would permit a maximum of 21 lots including 5 duplex lots, for a total of 26 units.*

#### **Proposed Zoning**

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

#### **CRITICAL PLANNING GOALS**

N/A

#### **BORDEAUX-WHITES CREEK COMMUNITY PLAN**

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

Conservation (CO) is intended to preserve, remediate or enhance environmentally sensitive features such as stream corridors, 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 area in and whether or not they have already been disturbed. Remedial situations where the policy is to enhance rather than preserve are more common in more intensely developed Transect Categories, including D IN.

#### Consistent with Policy?

Yes. The rezoning is consistent with the D IN policy. The uses most suitable within the proposed IWD zoning district are those which operate within completely enclosed buildings with limited outdoor storage. Potential impacts on abutting properties are minimized by the light industrial nature of the uses permitted in the district and high operational standards, in keeping with the intent of the D IN policy. Policy goals include creating or enhancing areas dominated by one or more industrial activities, but not at the expense of the immediate neighbors. A portion of the property is within the CO policy due to the presence of steep slopes and a stream buffer. Conservation policy recognizes that industrial land uses may be appropriate within limited areas of steep slopes. Development should be grouped on the portions of the lot that lack sensitive environmental features, and building orientation and placement should avoid or minimize disturbance of streams, regulatory buffers, and naturally occurring steep slopes. Standards and regulations in the Zoning Ordinance and Stormwater Management Manual ensure protection of the Conservation policy areas.

#### **ANALYSIS**

The request is to rezone 3.92 acres located off of Brick Church Pike, south of Ewing Drive and Brick Church Park Drive. The property contains a residential structure and smaller accessory structures. The requested rezoning to IWD is consistent with the policy for the area and is appropriate given the surrounding industrial land uses. There are pockets of One and Two-Family Residential along the block, including the two parcels directly south of the subject property, but the surrounding area is largely zoned IWD. A business park is located to the north and contains mixed industrial and nonindustrial uses. 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. 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.

**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: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	3.92	5.4 D	26 U	249	20	27

\* Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	3.92	0.80	136,604 SF	487	98	73

Traffic changes between maximum: **R8 and IWD**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+238	+78	+46

**STAFF RECOMMENDATION**

Staff recommends approval as the requested zone change is consistent with the District Industrial land use policy and with the zoning of surrounding parcels.

**Approved. Consent agenda (8-0)**

**Resolution No. RS2017-081**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-027PR-001 is **Approved. (8-0)**"

**31. 2017SP-012-001**

**730 OLD HICKORY BOULEVARD**

Council District 22 (Sheri Weiner)

Staff Reviewer: Latisha Birkeland

A request to rezone from One and Two-Family Residential (R15) to Specific Plan-Residential (SP-R) zoning on property located at 730 Old Hickory Boulevard, approximately 500 feet northwest of Charlotte Pike, (4.07 acres), to permit up to 56 residential units.

**Staff Recommendation: Defer to March 23, 2017 Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017SP-012-001 to the March 23, 2017 Planning Commission Meeting (8-0)**

## I: OTHER BUSINESS

32. New employee contract for Elwyn Gonzalez

Approved. Consent agenda (8-0)

**Resolution No. RS2017-082**

"BE IT RESOLVED by The Metropolitan Planning Commission that the contract for Elwyn Gonzalez is **Approved. (8-0)**

33. Historic Zoning Commission Report  
34. Board of Parks and Recreation Report  
35. Executive Committee Report  
36. Accept the Director's Report and Approve Administrative Items

Approved. Consent agenda (8-0)

**Resolution No. RS2017-083**

"BE IT RESOLVED by The Metropolitan Planning Commission that the Directors Report and Administrative Items are **Approved. (8-0)**

37. Legislative Update

## J: MPC CALENDAR OF UPCOMING EVENTS

**March 23, 2017**

MPC Meeting

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

**April 13, 2017**

MPC Meeting

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

## K: ADJOURNMENT

The meeting adjourned at 7:05 p.m.

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Chairman

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Secretary



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

Date: March 9, 2017  
To: Metropolitan Nashville-Davidson County Planning  
Commissioners  
From: J. Douglas Sloan III  
Re: Executive Director's Report

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The following items are provided for your information.

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

1. Planning Commission Meeting
  - a. Attending: Adkins; Farr; Allen; Hagan-Dier; McLean; Blackshear; Diaz
  - b. Leaving Early: Haynes (5:45p)
  - c. Not Attending: Tibbs
2. Legal Representation – Macy Amos will be attending.

**B. Executive Office**

1. School outreach included visits to Paragon Mills Elementary and Overton High, and participation in Stratford High's engineering academy advisory board.

**C. Community Plans/Design Studio**

1. Elwyn Gonzalez has accepted the Planner 2, Community Plans – Transportation. He will start April 3. He was most recently a Senior Planner with Orange County, Florida.

**Administrative Approved Items and**

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

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 2/28/2017**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '17</b>
Specific Plans	2	12
PUDs	0	2
UDOs	1	2
Subdivisions	11	33
Mandatory Referrals	21	44
<b>Grand Total</b>	35	93

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

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

<b>Date Submitted</b>	<b>Staff Determination</b>		<b>Case #</b>	<b>Project Name</b>	<b>Project Caption</b>	<b>Council District # (CM Name)</b>
7/27/2016 14:05	2/15/2017 0:00	PLRECAPPR	2015SP-094-002	THE DEL	A request for final site plan approval for properties located at 3005 Delaware Avenue and 508 31st Avenue North, at the southeast corner of Delaware Avenue and 31st Avenue North, zoned SP-R (0.89 acres), to permit 17 residential units, requested by Dale & Associates, applicant; The Del Partners, owner.	21 (Ed Kindall)
10/27/2016 10:50	2/23/2017 0:00	PLRECAPPR	2016SP-022-002	1710 BELCOURT APARTMENTS	A request for final site plan approval on property located at 1710 Belcourt Avenue, at the southeast corner of Wedgewood Avenue and 18th Avenue South, zoned SP-R (0.66 acres), to permit 76 residential units, requested by Littlejohn Engineering Associates, applicant; GBT Realty Corporation, owner.	18 (Burkley Allen)

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

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
7/28/2016 12:24	2/15/2017 0:00	PLAPADMIN	2005UD-006-020	THE 121 FLATS	A request for final site plan approval for property located at 121 30th Avenue North, approximately 50 feet southeast of Poston Avenue, zoned ORI (0.17 acres), to permit seven condominiums and one office, requested by Timothy W. Burrow, applicant and owner.	21 (Ed Kindall)

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
7/14/2016 10:54	2/7/2017 0:00	PLRECAPP	94-71P-007	PANERA BREAD	A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at 7622 Highway 70 S, approximately 1,200 feet west of Sawyer Brown Road 1.37 acres), zoned SCR, to permit a 4,323 square foot restaurant, requested by Barge Cauthen & Associates, applicant; Bellevue Redevelopment Associates, LP, owner.	22 (Sheri Weiner)

**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
1/24/2017 14:34	2/14/2017 0:00	PLRECAPP	2017M-010PR-001	CRESTMOR AND GLEN ECHO ROAD	A request for the approval of an ordinance authorizing the acquisition of real property by negotiation or	25 (Russ Pulley)

				REALIGNMENT	condemnation for the purpose of realigning the intersection of Hillsboro Road with Crestmoor Road and Glen Echo Road (Map 117-11 Parcel 006, Map 117-15 Parcel 001 and Map 117-10 Parcel 075) Project No. 16PW0015), requested by the Metro Legal Department, applicant.	
1/25/2017 12:47	2/14/2017 0:00	PLRECAPP	2017M-011PR-001	OPRYLAND HOTEL AND CONVENTION CENTER	A request for approval of an ordinance authorizing the Industrial Development Board of The Metropolitan Government of Nashville and Davidson County to negotiate and accept payments in lieu of ad valorem taxes with respect to the Opryland Hotel and Convention Center, amending Ordinance No. BL2010-727 to extend the period of allocating certain hotel taxes to the funding of the cost of flood-related repairs and renovations to the Grand Ole Opry House and authorizing the Director of Public Property Administration to accept the donation of two parcels of property (Map 062-13 Parcels 127 and 128) for use in the Metropolitan Governments public park system, requested by the Metro Legal Department, applicant.	15 (Jeff Syracuse)
1/30/2017 15:18	2/14/2017 0:00	PLRECAPP	2017M-012PR-001	I-24 EASTBOUND EXIT RAMP AT SR 254 (BELL ROAD, EXIT 59)	A request for a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation and the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Public Works, for a General Maintenance Agreement for a traffic signal at I-24 Eastbound Exit Ramp at SR 254 (Bell Rd, Exit 59) (Ramp Queue Project), Fed No. HSIP-1-24-1 (110), State No. 19002-3188-94; PIN 120390.00, requested by Metro Public Works, applicant.	32 (Jacobia Dowell)
1/31/2017 14:44	2/14/2017 0:00	PLRECAPP	2017M-014PR-001	BARNES FUND AFFORDABLE HOUSING PROGRAM	A request for approval of a resolution declaring surplus and approving the transfer of real property to the Barnes Fund Affordable Housing Program, authorizing the grant of real property to certain nonprofit organizations, and authorizing grants not exceeding \$1,660,599.30 from the Barnes Fund for Affordable Housing to certain nonprofit organizations selected for the express purpose of constructing affordable or workforce housing, requested by Metro Department of Law, applicant.	02 (DeCosta Hastings); 17 (Colby Sledge); 19 (Freddie O'Connell); 21 (Ed Kindall)
2/6/2017	2/14/2017	PLRECAPP	2017M-016PR-	0 INGRAM ROAD PROPERTY	A request for the approval of a resolution authorizing the Director of	03 (Brenda)



13:05	0:00		001	ACQUISITION	Public Property, or his designee, to exercise an option to acquire real property by purchase for use as part of a stormwater improvement project (Map 031 Parcel 036), requested by the Department of Finance, applicant.	Haywood)
2/2/2017 10:08	2/17/2017 0:00	PLRECAPP	2017M-025ES-001	VILLA PLACE SEWER MAIN AND EASEMENT ABANDONMENT	A request for approval for the abandonment of approximately 210 linear feet of 36-inch Sewer Main, and any associated easements (Map 104-08 Parcels 379-382) (Project No. 61-A), requested by Metro Water Services, applicant.	17 (Colby Sledge)
2/2/2017 10:50	2/17/2017 0:00	PLRECAPP	2017M-026ES-001	PLEASANT HILL CHURCH OF CHRIST	A request for approval of the abandonment of approximately 240 linear feet of 12-inch Water Main, and acceptance of approximately 250 linear feet of 12-inch Water Main and Fire Hydrant (Map 108 Parcel 147) (Project No. 16-WL-206), requested by Metro Water Services and GMC Engineering, applicants.	13 (Holly Huevo)
2/3/2017 8:03	2/21/2017 0:00	PLRECAPP	2017M-015PR-001	I-65 NORTHBOUND EXIT RAMP AT SR- 254	A request for approval of a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation and the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Public Works, for a General Maintenance Agreement for a traffic signal at I-65 Northbound Exit Ramp at SR-254 (Old Hickory Boulevard), Ramp Queue Project, Fed No. HSIP-I-65-2(102), State No. 19009-3286-94; PIN 120391.00, requested by Metro Public Works, applicant.	
2/6/2017 12:07	2/21/2017 0:00	PLRECAPP	2017M-010EN-001	21C MUSEUM HOTELS IN ALLEY AT 221 2ND AVENUE NORTH AERIAL ENCROACHMENT	A request for an encroachment comprised of planters, bollards, bike racks, a 3' projecting canopy and three (3) 24" double-sided, illuminated projecting signs encroaching the public right-of-way on property located at 221 2nd Avenue North (Map 093-02-3 Parcel 159) (See sketch for details), requested by 21c Museum Hotels, applicant; Nashville Owner, LLC, owner.	19 (Freddie O'Connell)
1/30/2017 15:06	2/21/2017 0:00	PLRECAPP	2017M-004AB-001	UNNUMBERED ALLEY PROPOSED ROW AND EASEMENT ABANDONMENT	A request for approval of the abandonment of an unnumbered alley right-of-way and associated easement, from South 10th Street to Alley #292 between Russell Street and Alley #299 (see sketch for details), requested by Barge Waggoner Sumner and Cannon,	06 (Brett Withers)

					Inc., applicant.	
2/6/2017 11:25	2/27/2017 0:00	PLRECAPPR	2017M-008EN-001	LAYMAN RECORDING AT 1128 3RD AVENUE SOUTH AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of one (1) 3' wide x 4'4" tall double-sided projecting sign encroaching the public right-of-way on property located at 1128 3rd Avenue South (Map 105-03 Parcel 076), requested by Ethan Summers, applicant; Layman1128, LLC, owner.	17 (Colby Sledge)
2/13/2017 15:01	2/27/2017 0:00	PLRECAPPR	2017M-007SR-001	NORTH DUPONT AVENUE RENAMING	A request to rename North Dupont Avenue to Vandiver Drive, located from Rio Vista Drive to Vandiver Drive, and to rename and unimproved section of North Dupont Avenue that extends from Vandiver Drive to the Cumberland River to Vandiver Court (see sketch for details), requested by Metro Public Works, applicant.	09 (Bill Pridemore)
2/14/2017 10:16	2/27/2017 0:00	PLRECAPPR	2017M-018PR-001	6120 AND 6130 MOUNTAIN VIEW ROAD PROPERTY ACQUISITION	A request for a resolution approving the Director of Public Property, or his designee, to exercise an option to purchase a portion of real property (Map 150 Parcels 371, 372) for the use and benefit of the Metropolitan Nashville Public Schools, requested by the Metro Finance Department, applicant.	33 (Sam Coleman)
2/14/2017 14:21	2/27/2017 0:00	PLRECAPPR	2017M-006AB-001	ALLEY #2004 ROW AND EASEMENT ABANDONMENT	A request to abandon a portion of Alley #2004 and associated easement, from Fern Avenue to Alley #2003, between 116 and 118 Fern Avenue (see sketch for details), requested by Metro Public Works and Heithcock Construction, LLC, applicants.	02 (DeCosta Hastings)
2/6/2017 10:30	2/28/2017 0:00	PLRECAPPR	2017M-006EN-001	SEA SALT AT 209 3RD AVENUE NORTH AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of one (1) double-sided projecting, illuminated sign encroaching the public right-of-way on property located at 209 3rd Avenue North (Map 093-02-3 Parcel 166), requested by Sea Salt, applicant; Randal Higgs, owner.	19 (Freddie O'Connell)
2/6/2017 11:14	2/28/2017 0:00	PLRECAPPR	2017M-007EN-001	NASHVILLE RIVERFRONT LOFTS AT 112 2ND AVENUE NORTH AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of one (1) proposed double-faced, illuminated projecting sign encroaching the public right-of-way on property located at 112 2nd Avenue North (Map 093-06-2 Parcel 084), requested by Joslin and Son Signs, applicant; Market Street Emporium, LLC, owner.	19 (Freddie O'Connell)
1/31/2017 8:43	2/28/2017 0:00	PLRECAPPR	2017M-021ES-001	SEVIER STREET SIDEWALK	A request for temporary construction easements for the Sevier Street Sidewalk Project, between 13th Street and 14th	06 (Brett Withers)

				PROJECT	Street (Project No. 2016-R-009), requested by Metro Public Works and Civic Engineering, applicants.	
1/31/2017 9:07	2/28/2017 0:00	PLRECAPP	2017M-022ES-001	ANTIOCH PIKE SIDEWALK PROJECT	A request for temporary construction and drainage easements for the Antioch Pike Sidewalk Project, from north of Richards Road to Lori Drive (Project No. 2016-R-003), requested by Metro Public Works and Civic Engineering, applicants.	28 (Tanaka Vercher)
1/31/2017 13:55	2/28/2017 0:00	PLRECAPP	2017M-023ES-001	GALE LANE SIDEWALK PROJECT	A request for temporary construction easements for the Gale Lane Sidewalk Project, between Granny White Pike and Belmont Boulevard (Project No. 2016-R-28), requested by Metro Public Works and Civic Engineering, applicants.	18 (Burkley Allen)
1/31/2017 14:13	2/28/2017 0:00	PLRECAPP	2017M-024ES-001	BELLEVUE ROAD SIDEWALK PROJECT	A request for right-of-way, permanent drainage and temporary construction easements for the Bellevue Road Sidewalk Project, between Hicks Road and Old Hickory Boulevard (Project No. 2016-R-33), requested by Metro Public Works and Civic Engineering, applicant.	35 (Dave Rosenberg)
1/31/2017 14:29	2/28/2017 0:00	PLRECAPP	2017M-013PR-001	STATE INDUSTRIAL ACCESS ROAD SERVING CENTURION STONE PROJECT AGREEMENT	A request for approval of a resolution approving an intergovernmental agreement by and between the State of Tennessee Department of Transportation and the Metropolitan Government of Nashville and Davidson County, acting by and between the Department of Public Works for the acceptance of work in connection with the construction of a State Industrial Access Road serving Centurion Stone, State Project No. 19960-3560-04, PIN 125278.00, requested by Metro Public Works, applicant.	20 (Mary Carolyn Roberts)

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

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

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

**SUBDIVISIONS: Administrative Approval**

Date Submitted	Date Approve	Action	Case #	Project	Project Caption	Council District
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	<b>d</b>			<b>Name</b>		<b>(CM Name)</b>
9/15/2016 10:38	2/14/2017 0:00	PLAPADMIN	2016S-221-001	PRITCHETT LAND AT PROVIDENCE CONSOLIDATION OF LOTS 24 AND 25	A request for final plat approval to consolidate two lots into one lot on properties located at 302 Alice Avenue and Alice Avenue (unnumbered), at the southwest corner of Taylor Road and Alice Avenue, zoned R6 (0.13 acres), requested by W.T. Smith - Land Surveying, applicant; Maria Adriana Arredondo Lopez, owner.	30 (Jason Potts)
11/30/2016 10:38	2/15/2017 0:00	PLAPADMIN	2017S-027-001	JARDIN DE BELLE	A request for final plat approval to consolidate three lots into two lots on properties located at 1318, 1322 and 1324 Forrest Park Drive, approximately 215 feet east of Belle Park Circle, zoned R8 and within a Planned Unit Development Overlay District (0.59 acres), requested by Jesse Walker Engineering, applicant; David and Virginia Bloodworth and Lisa G. Beasley Living Trust, owners.	34 (Angie Henderson)
12/16/2016 10:27	2/15/2017 0:00	PLAPADMIN	2017S-045-001	TOWERING OAKS PHASE 3	A request for final plat approval to create 12 lots on property located at 5572 South New Hope Road, north of the terminus of Cherry Bark Court, zoned SP-R (3.55 acres), requested by Joseph M. Holland, applicant; Tenn. Contractors, Inc., owner.	12 (Steve Glover)
10/6/2016 11:06	2/16/2017 0:00	PLAPADMIN	2016S-250-001	STONECREST SUBDIVISION LOTS 1-29	A request for final plat approval to create open space and right-of-way on properties located at 6598 Bluff Road and Bluff Road (unnumbered), approximately 2,375 feet southwest of Nolensville Pike, zoned AR2a (2.36 acres), requested by Ragan-Smith & Associates, applicant; Turnberry Homes, LLC, owner.	04 (Robert Swope)
7/8/2016 11:24	2/21/2017 0:00	PLAPADMIN	2016S-169-001	R. MANUEL CENTENNIAL	A request for final plat approval to create two lots and to dedicate Right-Of-Way for property located at 5400 Centennial Boulevard, northeast of the terminus of New York Avenue, zoned MUL-A (9.85 acres), requested by Barge Cauthen & Associates, applicant; R. Manual - Centennial, GP, owner.	20 (Mary Carolyn Roberts)
9/26/2016 15:42	2/22/2017 0:00	PLAPADMIN	2016S-235-001	EAST HILL ADDITION RESUB OF LOT 6	A request for final plat approval to create two lots on property located at 925 Delmas Avenue, approximately 1,280 feet northwest of Gallatin Pike, zoned R6 (0.44 acres), requested by James Terry & Associates, applicant; Jimmy Russell Stevenson GST-Exempt	05 (Scott Davis)

					Trust, owner.	
9/29/2016 11:50	2/22/2017 0:00	PLAPADMIN	2016S-240-001	MADISON STREET APARTMENTS	A request for final plat approval to create two lots on properties located at 1214 3rd Avenue North, 1212 3rd Avenue North, 200 Madison Street, and 200 Madison Street #10, approximately 600 feet north of Jefferson Street, zoned SP-MU (0.79 acres), requested by Roger Harrah, applicant; Delray GP at Madison Avenue, LLC, owner.	19 (Freddie O'Connell)
1/10/2017 12:15	2/24/2017 0:00	PLAPADMIN	2017S-052-001	HAWTHORNE SUBDIVISION LOT 20	A request for a subdivision amendment approval to change setbacks on property located at 1304 Clifton Lane, approximately 650 west of Granny White Pike, zoned R10 (0.3 acres), requested by Duane Cuthbertson, applicant; Rebecca and Richard Haworth and O.I.C. Homes at 1304 Clifton Lane, owners.	25 (Russ Pulley)
1/23/2017 11:43	2/24/2017 0:00	PLAPADMIN	2017S-060-001	HILL COMMONS AT NASHVILLE WEST REVISION TWO	A request for a subdivision amendment approval to amend the drainage easement to reflect a relocated pipe on property located at 6730 Charlotte Pike, approximately 130 feet northwest of Brook Hollow Road, zoned SP-O (0.7 acres), requested by Barge Cuathen and Associates, applicant; Hill MZ, LLC, owner.	20 (Mary Carolyn Roberts)
12/29/2016 10:18	2/27/2017 0:00	PLAPADMIN	2017S-048-001	WRIGHT PROPERTY CONSOLIDATION PLAT	A request for final plat approval to consolidate two lots into one lot on properties located at 2138 and 2142 Murfreesboro Pike, approximately 595 feet southeast of Franklin Limestone Road, zoned CS-A and within the Murfreesboro Pike Urban Design Overlay District At Una Antioch (2.2 acres), requested by Weatherford and Associates, LLC, applicant; Sherry Wright Mercer and Kenneth Wright; owners.	29 (Karen Y. Johnson)
1/31/2017 15:15	2/28/2017 0:00	PLAPADMIN	2017S-066-001	RIVERGATE INDUSTRIAL PARK SECTION TWO LOT NUMBERS 1 AND 4	A request for final plat approval to shift lot lines on properties located at 529 Myatt Drive and 1104 Myatt Boulevard, at the southeast corner of Myatt Drive and Myatt Boulevard, zoned IR and IWD (1.30 acres), requested by W.T. Smith Land Surveying, applicant; Maple Ridge Properties, LLC, owner.	09 (Bill Pridemore)

**Performance Bonds: Administrative Approvals**

<b>Date Approved</b>	<b>Administrative Action</b>	<b>Bond #</b>	<b>Project Name</b>
2/16/17	Approved New	2016B-045-001	R. MANUEL CENTENNIAL
2/17/17	Approved New	2016B-064-001	MADISON STREET APARTMENTS
2/16/17	Approved New	2016B-070-001	WAFFLE HOUSE SUBDIVISION
2/16/17	Approved Extension	2015B-034-002	EDGEVUE
2/27/17	Approved Extension	2013B-005-005	VILLAGES OF RIVERWOOD, PHASE 3C, SECTION 1
2/22/17	Approved Extension	2013B-004-005	VILLAGES OF RIVERWOOD, PHASE 4A, SECTION 1
2/23/17	Approved Extension	2013B-014-006	BYRON CLOSE

### Schedule

- A. Thursday, March 9, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- B. Thursday, March 23, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- C. Thursday, April 13, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- D. Thursday, April 27, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- E. Thursday, May 11, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- F. Thursday, May 25, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- G. Thursday, June 8, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- H. Thursday, June 22, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- I. Thursday, July 13, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- J. Thursday, July 27, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- K. Thursday, August 10, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- L. Thursday, August 24, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- Thursday, September 14, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**