



METROPOLITAN PLANNING COMMISSION MINUTES

March 23, 2017

4:00 pm Regular Meeting

700 Second Avenue South

(between Lindsley Avenue and Middleton Street)

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

MISSION STATEMENT

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

Commissioners Present:

Greg Adkins, Chair
Jeff Haynes
Jim McLean
Stewart Clifton
Lillian Blackshear
Brenda Diaz
Brian Tibbs
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

Metro Planning Department of Nashville and Davidson County
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Notice to Public

Please remember to turn off your cell phones.

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

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

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit 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

Speaking to the Commission

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

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

Legal Notice

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



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. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

A: CALL TO ORDER

The meeting was called to order at 4:00 p.m.

B: ADOPTION OF AGENDA

Chairman Adkins recognized Jim McLean and Stewart Clifton for their sixteen years of service on the commission and asked Mr. McLean to chair his last meeting.

Chairman Adkins moved and Ms. Blackshear seconded the motion to approve the agenda. (8-0)

C: APPROVAL OF MARCH 09, 2017 MINUTES

Councilmember Allen moved and Mr. Haynes seconded the motion to approve the March 9, 2017 minutes. (8-0)

D: RECOGNITION OF COUNCILMEMBERS

Councilmember Scott Davis spoke in favor of Item 18.

Councilmember Angie Henderson spoke in favor of Item 21.

E: ITEMS FOR DEFERRAL / WITHDRAWAL

2a. 2016CP-014-001
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN

2b. 2016SP-021-001
HESSEY-HOGGETT FORD

3a. 2017CP-012-001
SOUTHEAST COMMUNITY PLAN AMENDMENT

3b. 2017SP-023-001
BURKITT RIDGE

5. 2016SP-098-001

6. 2017SP-012-001
730 OLD HICKORY BOULEVARD SP

7. 2017SP-020-001
FAIRFIELD INN AND SUITES

8. 2017SP-021-001
GLENROSE SP

9. 2016S-253-001
1601 JONES AVENUE RESUB

10. 2017S-012-001
BINKLEY PROPERTY SUBDIVISION REPLAT OF LOT 1

11. 2017S-033-001
HIGHLAND VIEW AT THE KNOB

12. 2017S-035-001
HALL ESTATES SECTION 3 RESUB OF LOT 235

13. 2017S-043-001
TRAIL HOLLOW SUBDIVISION

15. 2006SP-181-001
EVERGREEN HILLS

16. 2016SP-062-001
EARHART SUBDIVISION

20. 2016S-102-001
KEENELAND DOWNS

27a. 2017SP-027-001
THE BELAIR MANSION

27b. 2017HL-004-001
BELAIR MANSION HISTORIC LANDMARK

Chairman Adkins moved and Mr. Haynes seconded the motion to approve the Deferred and Withdrawn Items. (8-0)

Ms. Blackshear recused herself from Items 2a, 2b, 3a, and 3b.

Chairman Adkins recused himself from Item 7.

F: CONSENT AGENDA ITEMS

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

4. 2016SP-045-003
12TH AND WEDGEWOOD

14. 88P-040-001
COMFORT INN AND SUITES

17. 2017SP-008-001
400 HUME STREET SPECIFIC PLAN

18. 2017SP-025-001
1424 STAINBACK AVENUE

19. 2016S-002HM-001
3106 CURTIS STREET (HOUSE MOVE)

21. 2017S-015-001
SNEED ESTATES SUBDIVISION

22. 2017S-040-001
MONTICELLO VALLEY SUBDIVISION

23. 2005UD-009-007
BELCOURT VILLAGE

24. 79-87P-001
CALUMET

25. 2017Z-031PR-001

26. 2017Z-032PR-001

28. Contract Amendment for Andrew Collins

29. Contract between Smart Growth America and the Nashville-Davidson County Metropolitan Planning Commission acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for general transportation planning activities as outlined in the FY 2017 Unified Planning Work Program (UPWP).

30. Certification of DTC Bonus Height Compliance for 1200 Broadway

34. Accept the Director's Report and Approve Administrative Items

Ms. Diaz moved and Mr. Haynes seconded the motion to approve the Consent Agenda.

Ms. Blackshear recused herself from Items 14, 18, and 23.

Chairman Adkins recused himself from Item 14.

Mr. McLean recused himself from Item 24.

G: ITEMS TO BE CONSIDERED

1. 2016Z-024TX-001

BL2016-493

Staff Reviewer: Carrie Logan

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

Staff Recommendation: Approve third substitute.

TEXT AMENDMENT

An ordinance amending Chapters 17.04, 17.20 and 17.40 of the Metropolitan Code pertaining to sidewalks (Proposal No. 2016Z-024TX-001).

PROPOSED TITLE 17 (ZONING CODE) AMENDMENTS

Section 17.20.120 of the Zoning Code currently requires sidewalks for all multi-family and nonresidential development that meets the following criteria:

- The value of any one expansion is twenty-five percent or greater, or the value of multiple expansions during any five-year period is fifty percent or greater of the value of all improvements on the lot prior to expansion; or
- The total building square footage of any one expansion is twenty-five percent or greater, or the total building square footage of multiple expansions during any five-year period is fifty percent or greater of the total building square footage of all improvements on the lot prior to expansion; or
- The property is located within of the Urban Services District (USD) or within the General Services District (GSD) where the Sidewalk Priority Index (SPI) score is twenty or greater. The SPI is established in the Strategic Plan for Sidewalks and Bikeways, most recent edition adopted by the metropolitan planning commission, and incorporated herein by reference.

For multi-family and nonresidential development, this ordinance:

- Clarifies that it applies to new construction.
- Applies to renovations equal to or greater than the assessed value of all structures on the lot.
- Refines the geographic criteria to tie them to recent planning efforts, such as NashvilleNext and WalknBike by requiring sidewalks within the USD, on a street in the Major and Collector Street Plan (MCSP) and/or within a 1/4 mile of a center designated in the General Plan. The current measure, the Sidewalk Priority Index, was adopted in 2002.
- Removes the in-lieu contribution option if the property is within the Urban Zoning Overlay (UZO) or on a street in the MCSP.
- Adds a requirement for curbs or other equivalent means to be provided to prevent any vehicle using a parking area from encroaching on any on-site sidewalk. The curb is already required to prevent encroachment into the public right-of-way, required landscaping area or adjacent property.

Currently, there is no requirement for sidewalks for single-family and two-family development in the Zoning Code; however, sidewalks are required by the Subdivision Regulations on new streets and for some infill subdivisions. This ordinance would create a sidewalk requirement for new single-family or two-family units within the UZO, on a street within the MCSP in the USD and/or within a 1/4 mile of a center designated in the General Plan, but would allow a contribution in lieu of construction unless there is an existing sidewalk on the property or blockface, or a proposed sidewalk on an adjacent property. Additionally, the dedication of right-of-way, if necessary, will be required for any addition or any renovation equal to or greater than twenty-five percent of the assessed value of all structures on the lot.

This ordinance also adds the requirement for the Planning Commission to make recommendations to the Board of Zoning Appeals (BZA) on variances, increases the number of pedestrian benefit zones from eleven to sixteen and requires that improvements in the public right-of-way with an existing or planned sidewalk identified in the Strategic Plan for Sidewalks and Bikeways be graded in order to accommodate present or future sidewalk construction.

STAKEHOLDER AND COMMUNITY OUTREACH

The applicant has held a series of meetings since August 2016. These meetings have included the Policy SubCommittee of the WalknBike Strategic Plan, the full WalknBike Steering Committee, Homebuilders, Chamber South Leadership Team, Chamber East, Mayor's Bicycle & Pedestrian Advocacy Committee (BPAC), Alliance For Green Hills, Metro Stakeholders (Codes, Planning, Water Services/Stormwater, Public Works and Public Property Services), Chamber North, Active Transportation Working Group of the Healthy Nashville Leadership Council and Walk Bike Nashville.

ANALYSIS

NashvilleNext provides the following guidance:

Element: Land Use, Transportation & Infrastructure

Goal: LUTI 7

Nashville residents have safe, meaningful transportation choices within their neighborhoods for commuting to work, meeting daily needs, and getting to all of the places Nashvillians want to go throughout the county.

Action: Review Metro and State sidewalks standards and adjust design to correspond with the city's adopted Major and Collector Street Plan design guidelines which carry out the Mayor's Complete Streets Executive Order.

Element: Natural Resources and Hazard Adaptation

Goal: NR 1

Nashville invests in and increases its natural environment for beauty, biodiversity, recreation, food production, resiliency, and response to climate change through mitigation and adaptation strategies.

Policy: NR 1.5

Invest in robust and diversified infrastructure including transportation choices which prioritize the maintenance of existing streets, expansion of mass transit service, and the creation of more walking and biking options in order to reduce sprawling development patterns, improve air and water quality, and preserve existing open spaces in Nashville.

Action: Reexamine existing policies related to infrastructure improvements with residential infill redevelopment and new development to determine appropriate policies, methods, and design standards to ensure the development of sidewalks, greenways, and bikeways as development occurs.

Planning initiatives led by Metro Transit Authority (MTA) and Public Works, nMotion and WalknBike respectively, detail and underscore the importance of safe pedestrian facilities and their connection to improved transit systems and growth in identified centers. This ordinance requires sidewalks when there are significant investments in appropriate geographic areas. It also coordinates with public investments and the Capital Improvements Budget process by making exceptions for required sidewalk installation where Public Works has funded and scheduled a sidewalk improvement project. It also requires that improvements such as driveways are graded appropriately for planned sidewalks identified in the Strategic Plan for Sidewalks and Bikeways. Further, the addition of five new pedestrian benefit zones will allow in lieu contributions to be spent closer to the project. Lastly, it allows the Planning Department to work with developers on alternative sidewalk designs through the BZA variance process.

ZONING ADMINISTRATOR RECOMMENDATION

Approve.

STAFF RECOMMENDATION

Staff recommends approval of the third substitute.

SECOND THIRD SUBSTITUTE ORDINANCE NO. BL2016-493

with proposed revisions shown in red

An ordinance amending Chapters 17.04, 17.20 and 17.40 of the Metropolitan Code pertaining to sidewalks (Proposal No. 2016Z-024TX-001).

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

Section 1. Section 17.20.120 (Provision of sidewalks) is hereby amended by deleting the section in its entirety and replacing with the following:

Sidewalks are required to facilitate safe and convenient pedestrian movements for the residents, employees and/or patrons, and to reduce dependency on the automobile, thus reducing traffic congestion on the community's streets and protecting air quality. This article shall not decrease the allowable floor area ratio for development.

A. Applicability.

1. Multi-family or nonresidential redevelopment. ~~The~~All provisions of this section shall apply to the redevelopment of multi-family or nonresidential property when the property is located within the Urban Services District, ~~is on a street in the Major and Collector Street plan, and/or~~ ~~or~~ within a center designated in the general plan, or any of the property frontage is within a quarter mile of the boundary of a center designated in the general plan, or the property is on a street in the Major and Collector Street plan. Properties on the opposite side of navigable waterways or controlled access highways from a center designated in the general plan are not subject to this provision. Redevelopment of multi-family or nonresidential property shall include one or more of the following:
 - a. Construction of a new structure on a vacant lot, including lots on which all structures have been or are planned to be demolished; or
 - b. The cost value of any one renovation equal to or greater than fifty percent of the assessed value of all structures on the lot, or the value of multiple renovations during any five-year period equal to or greater than seventy five percent of the assessed value of all structures on the lot; or
 - c. The cost value of any one expansion equal to or greater than twenty-five percent of the assessed value of all structures on the lot, or the value of multiple expansions during any five-year period equal to or greater than fifty percent of the assessed value of all structures on the lot; or
 - d. The total building square footage of any one expansion is equal to or greater than twenty-five percent of the total square footage of all structures on the lot, or the total building square footage of multiple expansions during any five-year period is equal to or greater than fifty percent of the total square footage of all structures on the lot.
- ~~B.~~
 2. Single-family or two-family construction. Single-family or two-family construction when the property is within the Urban Zoning Overlay, ~~or within a center designated in the general plan, or~~ any of the property frontage is within a quarter mile ~~of~~ the boundary of a center designated in the general plan, ~~or the property is on a street in the Major and Collector Street plan in the Urban Services District.~~ Properties on the opposite side of navigable waterways or controlled access highways from a center designated in the general plan are not subject to this provision.
 - a. ~~The~~All provisions of ~~this s~~Section 17.20.120 shall apply to the construction of a ~~new one~~ single-family or attached or detached two-family structure(s) ~~when the property is within the Urban Zoning Overlay, is on a street in the Major and Collector Street plan in the Urban Services District and/or is within a quarter mile of a center designated in the general plan.~~
 - b. Dedication of Right-of-Way and Easements required by subsection E of this section shall apply to all single-family and two-family permits for an addition or any renovation with a cost equal to or greater than twenty-five percent of the assessed value of all structures on the lot.
 - ~~C.B~~ On-Site Sidewalk Installation For Multi-Family and Nonresidential Development. A continuous, all-weather internal sidewalk network, constructed to a minimum width of five feet shall connect all pedestrian building entryways to parking areas and all public rights of way. Sidewalks shall be designed and constructed to be distinguishable from driving surfaces.
 - ~~C.D~~ Public Sidewalk Installation. The provisions of this subsection apply to all property frontage, regardless of whether sidewalks are provided in public right-of-way or pedestrian easements, are applicable only to the property frontage, with street right-of-way abutting the property for which a building permit is applied.
 1. Construction of new sidewalks is required along the entire property frontage under any one or more of the following conditions, unless the property abuts a sidewalk segment that the Department of Public Works has funded and scheduled for construction:
 - a. When there is eExisting sidewalk in need of repair or replacement.
 - b. To extend the existing sidewalk or sidewalk proposed by an adjacent development.
 - c. Existing sidewalk present on the same block face.
 - d. ~~W~~Multi-family or nonresidential properties within the Urban Zoning Overlay.
 - e. Multi-family or nonresidential properties aAlong a street in the Major and Collector Street Plan.
 2. Sidewalk Design Standards.
 - a. Sidewalks dimensions and required elements shall comply with the Major and Collector Street Plan or, for a street not in the Major and Collector Street Plan, the adopted standards of the Metropolitan Government. Design of sidewalks shall comply with approved Public Works' standards.
 - b. ~~However, upon recommendation from the Planning Commission, the director of the Public Works Department may approve an alternative material, design, or method of construction from that required by this section if the director of the Public Works Department determines that the alternative is safe, durable, and equivalent to the requirements set out in this section. Materials, designs, or methods of construction approved under this subsection must be used and installed in accordance with the terms of approval.~~
 - ~~be~~. Obstructions are prohibited within the required pedestrian travelway, but may be located within a grass strip/green zone or frontage zone. Prior to the issuance of use and occupancy permits, existing obstructions shall be relocated outside of the required pedestrian travelway.
 - ~~D.E~~. Contribution to the pedestrian network fund for the pedestrian benefit zone as an alternative to sidewalk installation.

1. When a public sidewalk is required by subsection A or B, but ~~construction~~ installation is not required by subsection ~~C~~ of this section, the building permit applicant may make a financial contribution to the ~~Metropolitan Government~~ fund for the pedestrian benefit zone in lieu of construction.
 - a. Multi-family or nonresidential development. The value of the contribution shall be the average linear foot sidewalk project cost, excluding repair projects, determined ~~on an annual basis~~ by July 1 of each year by the Department of Public Works' review of sidewalk projects contracted for or constructed by the Metropolitan Government, ~~or the average of three bids for the construction of the sidewalk completed by licensed contractors, whichever is less.~~
 - b. Single-family or two-family construction. The value of the contribution shall be the average linear foot sidewalk project cost, including repair projects, determined by July 1 of each year by the Department of Public Works' review of sidewalk projects contracted for or constructed by the Metropolitan Government.
2. Any such contributions received by the Metropolitan Government shall be assigned and designated for implementation of the Strategic Plan for Sidewalks and Bikeways, as approved by the Planning Commission. The applicant's payment shall be allocated within ~~twenty-four months~~ ten years of receipt of the payment within the same pedestrian benefit zone as the property to be developed; otherwise, the payment shall be refunded to the building permit applicant.
3. Contribution to the pedestrian network as an alternative to sidewalk installation required under this section shall be received by the Department of Public Works and written confirmation of the contribution sent to the Department of Codes Administration prior to the issuance of a building permit.

EE. Dedication of Right-of-Way and Easements Required. Dedication of right-of-way and/or public pedestrian easement is required ~~under the following conditions:~~

1. ~~When construction of a public sidewalk is required by this section, right-of-way or public pedestrian easements needed to build the sidewalk to the current standards of the Metropolitan Government shall be dedicated.~~
2. ~~When a building permit applicant makes a financial contribution to the Metropolitan Government in lieu of sidewalk construction, right-of-way or public pedestrian easements needed to permit present or future installation of a public sidewalk built to the current standards of the Metropolitan Government shall be dedicated.~~ For properties abutting an existing sidewalk or planned sidewalk identified in the Priority Sidewalk Network in the Strategic Plan for Sidewalks and Bikeways, all driveways, walkways and other improvements within public right-of-way or pedestrian easement shall be designed and graded in accordance with Public Works' design standards necessary to accommodate future sidewalk construction.

FG. Improvements required or elected on public rights-of-way and/or public pedestrian easements under subsection ~~C~~ of this section shall be reviewed for compliance by the Department of Public Works. No building permit shall be issued by the Department of Codes Administration until the Department of Public Works has released the building permit. Prior to the Department of Codes Administration authorizing final use and occupancy, the Department of Public Works shall inspect and approve the sidewalk improvements in the public rights-of-way and/or public pedestrian easements.

Section 2. Section 17.20.125 (Right to appeal and seek variances) is hereby amended by deleting the section in its entirety and replacing with the following:

The provisions of Section 17.20.120 may be varied or interpretations appealed in conformance with Chapter 17.40, Administration and Procedures. The Board of Zoning Appeals may require a contribution to the pedestrian network, consistent with subsection **DE** of this section, an alternative sidewalk design, or other mitigation for the loss of the public improvement as a condition to a variance.

Section 3. Section 17.40.340 (Limits to jurisdiction) is hereby amended by deleting subsection B in its entirety and replacing with the following subsection B:

B. The board shall not grant variances within the following sections, tables, zoning districts, or overlay districts without first considering a recommendation from the Planning Commission.

Sections/Tables

Section 17.20.120 (Provision of sidewalks)

Section 17.28.103 (Underground utilities)

Zoning Districts

SP District

Overlay Districts

PUD

UDO

Institutional

Section 4. Section 17.04.060 (Definitions of General Terms) is hereby amended by adding the following definitions in alphabetical order:

"Pedestrian benefit zones" means the ~~eleven~~ sixteen zones in which ~~contributions fees~~ in lieu of sidewalk construction may be collected, and where such ~~contributions fees~~ shall be spent for the safety and convenience of pedestrians. Pedestrian benefit zones are as follows:

Zone 1: Bounded by I-40 on the south; I-65 on the southeast; Cumberland River on the north; State Route 155 on the west. (North Nashville, Metro Center, Nations areas)

Zone 2: Bounded by Cumberland River and I-65 on the south; I-24 on the east; State Route 155 on the north and west. (Bordeaux area)

Zone 3: Bounded by Cumberland River on the south and east; State Route 155 on the north; I-24 on the east. (East Nashville, Parkwood areas)

Zone 4: Bounded by I-40 on the south; Stones River on the east; the Cumberland River on the north; I-24 on the west. (Spence Lane, Donelson areas)

Zone 5: Bounded by I-440, I-24, and State Route 155 on the south and east; I-40 on the north; I-65 on the west. (South Nashville, North Mill Creek areas)

Zone 6: Bounded by I-440 on the west and south; I-65 on the east; I-40 on the north. (Midtown area)

Zone 7: Bounded by the downtown interstate loop. (Downtown area)

Zone 8: Bounded by the county line on the south; I-65 on the east; I-440 and I-40 on the north; State Route 251, State Route 100, and Harpeth River on the west. (West Nashville, Green Hills areas)

Zone 9: Bounded by the county line on the west and south; Harpeth River, State Route 100, and State Route 251 on the east; I-40 on the north. (Bellevue, Pasquo, Harpeth River areas)

Zone 10: Bounded by I-40 on the south; State Route 155 on the east; Cumberland River on the north; county line on the west. (Newsom Station, Whites Bend, Cockrill Bend areas)

Zone 11: Bounded by Cumberland River and State Route 155 on the south; I-24 on the east and north; county line on the west. (Joelton, Beaman Park, Bells Bend areas)

Zone 12: Bounded by State Route 155 on the south; I-65 on the east; county line on the north; and I-24 on the west. (Paradise Ridge, Union Hill, Goodlettsville areas)

Zone 13: Bounded by State Route 155 and Cumberland River on the south and east; county line on the north; I-65 on the west. (Madison, Neelys Bend, Rivergate areas)

Zone 14: Bounded by I-40 on the south; county line on the east; Old Hickory Lake and Cumberland River on the north and west; Stones River on the southwest. (Old Hickory, Lakewood, Hermitage areas)

Zone 15: Bounded by I-24 on the southwest; county line on the south and east; I-40 on the north; State Route 155 on the northwest. (Antioch, Priest Lake areas)

Zone 16: Bounded by county line on the south; I-24 on the east; I-440 on the north; I-65 on the west. (Grassmere, Southeast Nashville, Cane Ridge areas)

Zone 1-A: Bounded by I-40 and I-65 on the southeast; Cumberland River on north/northwest; county line on west. (West, edge)

Zone 1-B: Bounded by Cumberland River and I-65 on the south; I-24 on the east and north; county line on the west. (Northwest, edge)

Zone 1-C: Bounded by I-24 on the west; I-65 on the southeast and east; county line on the north. (North, edge)

Zone 2-A: Bounded by I-65 on the northwest; I-24 on the west; Cumberland River on the south and east; county line on the northeast. (Northeast, edge)

Zone 2-B: Bounded by Cumberland River on the north/northwest; I-40 on the south/southwest; county line on the east. (East, edge)

Zone 3: Bounded by the downtown loop. (Downtown)

Zone 4-A: Bounded by I-65 on the east/northeast; I-440 on the south and southwest; I-40 on the north and northeast. (Southwest, inner)

Zone 4-B: Bounded by I-65 on the east; I-440 on the north/northeast; I-40 on the northwest; county line on the south. (Southwest, edge)

Zone 5-A: Bounded by I-440 on the south; I-24 on the northeast and east; I-40 on the north/northwest; and I-65 on the west. (South, inner)

Zone 5-B: Bounded by I-24 on the east/northeast; I-65 on the west; I-440 on the north; and county line on the south. (South, edge)

Zone 5-C: Bounded by I-40 on the north; I-24 on the west and southwest; county line on the east. (Southeast, edge)

“Sidewalk” means all Streetside Elements included in the Major and Collector Street Plan and Streetside Elements for local streets required by other standards of the Metropolitan Government located within the public right-of-way or a pedestrian easement.

“On-site sidewalk” means pedestrian facilities located outside of the public right-of-way.

Section 5. Section 17.20.060 (Parking area design standards) is hereby amended by deleting subsection H in its entirety and replacing with the following:

H. Curbs. Curbs or other equivalent means shall be provided to prevent any vehicle using a parking area from encroaching on any public right-of-way, on-site sidewalk, required landscaping area or adjacent property.

Section 65. Be it further enacted, that this ordinance take effect immediately after its passage July 1, 2017, and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Angie Henderson, Freddie O'Connell, Russ Pulley, Jeremy Elrod, Burkley Allen, Bob Mendes, Nancy VanReece, Dave Rosenberg, Brett Withers, Karen Johnson, Jacobia Dowell, Mary Carolyn Roberts, Anthony Davis, Kevin Rhoten, Colby Sledge, Jeff Syracuse, Jim Shulman, Sharon Hurt, Kathleen Murphy, Tanaka Vercher

Ms. Logan presented the staff recommendation of approval of the third substitute.

Councilmember Henderson spoke in favor of staff recommendation.

Nora Kern, 938 W Eastland Ave, spoke in favor of approval of the third substitute.

Jason Garrett, 1508 Sevier Court, spoke in favor of approval of the third substitute.

Councilmember Withers spoke in favor of approval of the third substitute.

Fuller Hanan, Nashville Civic Design Center, spoke in favor of approval of the third substitute.

Jennifer Carlat, 211 Commerce St, spoke in opposition and requested a deferral as members of the Chamber are missing some information needed to be able to make an informed decision about this bill.

John Brittle, 1406 5th Ave N, spoke in opposition and requested a modification of this bill. Residential realtors live for sidewalks. Public Works should be held accountable for where the in lieu fees go.

Shawn Henry, 315 Deaderick St, spoke in opposition. Developers and builders prefer the ability to pay in lieu of so that Public Works constructs sidewalks that are comprehensive and contiguous.

Shawn Bales, 3716 West End Ave, spoke in opposition and requested a deferral. This bill is proposing to change the base rights of property owners in the city; the average taxpayer does not understand what this is.

Councilmember Henderson explained that both Mr. Brittle and Mr. Bales were involved in the developer/stakeholder meetings since November and to say at the end of this process that there is a fair amount of confusion is somewhat disingenuous. The in lieu fee will be determined before the Public Hearing at council.

Mr. McLean closed the Public Hearing.

Mr. Clifton spoke in favor; he is ready for the clarifying focus of the legislative body to take this and fine tune it.

Ms. Blackshear spoke in favor and noted this makes perfect sense from a planning perspective.

Ms. Diaz spoke in favor as it achieves a lot of NashvilleNext goals.

Councilmember Allen spoke in favor and clarified there is opportunity for amendments at both second and third reading.

Mr. Tibbs spoke in favor and thanked the councilmember for all her hard work.

Mr. Haynes spoke in favor; this is critical for our traffic issues and critical for the city's development.

Chairman Adkins spoke in favor and thanked the councilmember for all her hard work.

Councilmember Allen moved and Mr. McLean seconded the motion to approve the third substitute. (8-0)

Mr. Adkins and Ms. Diaz left the meeting.

Resolution No. RS2017-084

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-024TX-001 is Approved with a third substitute (8-0)

- 2a. **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 (approximately 120 acres), requested by Gresham, Smith and Partners, applicant; D.M. Hessey, owner. (See also Associated Case # 2016SP-021-001).

Staff Recommendation: Defer to the April 13, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016CP-014-001 to the April 13, 2017 Planning Commission meeting. (7-0-1)

- 2b. **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 (87.91 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: Defer to the April 13, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016SP-021-001 to the April 13, 2017 Planning Commission meeting. (7-0-1)

- 3a. **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 the April 13, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017CP-012-001 to the April 13, 2017 Planning Commission meeting. (7-0-1)

- 3b. **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 the April the 13, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-023-001 to the April 13, 2017 Planning Commission meeting. (7-0-1)

4. **2016SP-045-003**
12TH AND WEDGEWOOD
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 SP-R (1.83 acres), to increase units from a maximum of 150 to a maximum of 175 residential units, requested by Metro Government, applicant and owner.

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

APPLICANT REQUEST

Amend an SP to permit up to 175 residential units.

SP Amendment

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.

Existing Zoning

Specific Plan-Residential (SP-R) provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type. The current SP allows a maximum of 150 multi-family units.

Proposed Zoning

Specific Plan-Residential (SP-R) provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type. The proposed SP allows a maximum of 175 multi-family units within the currently approved footprint.

CRITICAL PLANNING GOALS

N/A

GREEN HILLS-MIDTOWN 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.

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 proposal to increase the permitted units from 150 to 175 within the same footprint is consistent with the policy. The policy encourages the creation of urban residential neighborhoods with a diverse mix of housing types at moderate to high intensities. The location of the site at the intersection of Wedgewood Avenue and 12th Avenue South makes it an appropriate location for multi-family residential development.

HISTORY

In June 2016, the Metro Planning Commission recommended approval of an SP to permit 150 residential dwelling units 1440 and 1500 12th Avenue South and Wedgewood Avenue (unnumbered). The applicant is currently proposing to amend the SP to add 25 more units, for a maximum of 175 residential units.

PLAN DETAILS

The site is located at 1440 and 1500 12th Avenue South and Wedgewood Avenue (unnumbered), at the northeast corner of Wedgewood Avenue and 12th Avenue South. The site is approximately 1.8 acres in size and is currently vacant.

The approved Specific Plan was a regulatory plan. No standards of the approved plan are changing except for the increase in the number of allowed units from 150 to 175. All other standards remain as previously approved. Parking will be addressed with the final site plan application.

ANALYSIS

The proposed development provides for an urban development on an infill site. The increase in units within the same footprint as the approved SP is appropriate given the policy and location along a corridor.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP Amendment only, on the following three conditions: 1) 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. 2) The latest availability study must be updated before the Final SP, to reflect the increased unit count. 3) The increased unit count will increase the amount of capacity fees owed. This increase in the required capacity fees must also be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.8		150 U	1033	78	101

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.8		175 U	1185	90	114

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+25 U	+152	+12	+13

METRO SCHOOL BOARD REPORT

Projected student generation existing SP- district: 3 Elementary 2 Middle 1 High

Projected student generation proposed SP-R district: 3 Elementary 2 Middle 1 High

The proposed SP-R zoning is not anticipated to generate no more students than what is typically generated under the existing SP-R zoning district. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro 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.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to up to 175 multi-family residential units. All other uses, including Short Term Rental Property (STRP), shall be prohibited.
2. 40% of the residential units in the Project are both rent-restricted and limited to occupancy by tenants whose income is 60% or less of area median gross income.
3. 80% of the residential units in the Project are both rent-restricted and limited to occupancy by tenants whose income is 100% or less of area median gross income.
4. 100% of the residential units in the Project are both rent-restricted and limited to occupancy by tenants whose income is 120% or less of area median gross income.
5. All standards and conditions of BL2016-299 remain in effect.
6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM60-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
7. 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.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapprove without all conditions. (8-0) Consent Agenda

Resolution No. RS2017-085

"BE IT RESOLVED by The Metropolitan Planning Commission that **2016SP-045-003 is Approved with conditions and disapprove without all conditions. (8-0)**

CONDITIONS

1. Permitted land uses shall be limited to up to 175 multi-family residential units. All other uses, including Short Term Rental Property (STRP), shall be prohibited.
2. 40% of the residential units in the Project are both rent-restricted and limited to occupancy by tenants whose income is 60% or less of area median gross income.
3. 80% of the residential units in the Project are both rent-restricted and limited to occupancy by tenants whose income is 100% or less of area median gross income.
4. 100% of the residential units in the Project are both rent-restricted and limited to occupancy by tenants whose income is 120% or less of area median gross income.
5. All standards and conditions of BL2016-299 remain in effect.
6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM60-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
7. 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.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

5. **2016SP-098-001**
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from SP to SP zoning on properties located at 910, and 912 North 2nd Street, at the northwest corner of Cleveland Street and North 2nd Street (0.32 acres), to permit uses limited to one single-family or one two-family unit per parcel.

Staff Recommendation: Defer to the April 13, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016SP-098-001 to the April 13, 2017 Planning Commission meeting. (8-0)

6. **2017SP-012-001**
730 OLD HICKORY BOULEVARD SP
Council District 22 (Sherry Weiner)
Staff Reviewer: Latisha Birkeland

A request to rezone from R15 to 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 53 residential units, requested by Dale & Associates, Inc., applicant; Corinne Knight, owner.

Staff Recommendation: Defer to the April 13, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-012-001 to the April 13, 2017 Planning Commission meeting. (8-0)

7. **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 the April 13, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-020-001 to the April 13, 2017 Planning Commission meeting. (7-0-1)

8. **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 the April 13, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-021-001 to the April 13, 2017 Planning Commission meeting. (8-0)

9. **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 April 13, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016S-253-001 to the April 13, 2017 Planning Commission meeting. (8-0)

10. **2017S-012-001**
BINKLEY PROPERTY SUBDIVISION REPLAT OF LOT 1
Council District 03 (Brenda Haywood)
Staff Reviewer: Latisha Birkeland

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

Staff Recommendation: Defer to the May 11, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017S-012-001 to the May 11, 2017 Planning Commission meeting. (8-0)

11. **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 30 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 the April 13, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017S-033-001 to the April 13, 2017 Planning Commission meeting. (8-0)

12. **2017S-035-001**
HALL ESTATES SECTION 3 RESUB OF LOT 235
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 RS20 (1.10 acres), requested by Delle Land Surveying, applicant; Jack Barrett and Cynthia Barrett, owners.

Staff Recommendation: Defer to the April 13, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017S-035-001 to the April 13, 2017 Planning Commission meeting. (8-0)

13. **2017S-043-001**
TRAIL HOLLOW SUBDIVISION
Council District 03 (Brenda Haywood)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create two lots on property located at 3501 Trail Hollow Lane, at the northeast corner of Trail Hollow Lane and Brick Church Lane, zoned R10 (approximately 6.75 acres), requested by Crenshaw Land Surveying

Staff Recommendation: Defer to the May 11, 2017, Planning Commission meeting

The Metropolitan Planning Commission deferred 2017S-043-001 to the May 11, 2017 Planning Commission meeting. (8-0)

14. **88P-040-001**
COMFORT INN AND SUITES
Council District 22 (Sheri Weiner)
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan for 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 Commercial Service (CS) and Shopping Center Regional (SCR) (1.34 acres).

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST
Revision to a PUD.

Revise Preliminary PUD

A request to revise the preliminary plan for 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 Commercial Service (CS) and Shopping Center Regional (SCR) (1.34 acres).

Existing Zoning

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

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

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

CRITICAL PLANNING GOALS
N/A

NOTICES

After a preliminary review, planning staff made the determination that the proposal would be processed as an amendment to the PUD. PUD amendments require public notification and council approval. Upon further review, planning staff determined the initial square footage calculations of the PUD were inaccurate, and therefore the request is within the parameters of a revision as outlined in the Zoning Code. A revision does not require mailed public notices or council approval.

PLAN DETAILS

The site is located along Old Hickory Boulevard southeast of Interstate 40 and is surrounded by primarily commercial uses with some multi-family residential uses located to the south of the site. The site is currently vacant and zoned CL, which permits hotel uses.

History

Metro Council approved the PUD in 1988 for 279,275 square feet. This site was added to the PUD through an amendment in 2001. The amendment approved a 10,900 square foot one-story automobile service use which increased the total square footage to 290,175 for the PUD. At present 138,660 square feet of floor area has been constructed within the PUD. Therefore, the PUD has 151,515 square feet of floor area remaining. This request will use 46,676 square feet of the approved floor area within the PUD.

Site Plan

The plan revises the PUD to allow a 5-story hotel with a total of 80 rooms. An existing centrally located access drive will provide access to the site. This private drive currently provides access to the majority of the lots within the PUD. A second point of access shown on the site plan will provide access for emergency vehicles only. The proposed structure is located within the center of the site, outside of the areas of steep slopes.

The majority of the parking is located at the rear of the site behind the proposed structure, with some parking stalls located in front of the building. The proposed parking meets the Metro Zoning Code parking standards. A 12 foot multi use path and an 8 foot grass strip will be installed along Old Hickory Boulevard. Old Hickory Boulevard is designated as a Scenic Arterial Boulevard, which requires a 10 foot landscape easement along the frontage of the site.

ANALYSIS

Section 17.40.120.F permits the Planning Commission to approve modifications to a master development plan under certain conditions.

F. Changes to a Planned Unit Development District.

1. Modification of Master Development Plan. Applications to modify a master development plan in whole or in part shall be filed with and considered by the planning commission according to the provisions of subsection A of this section. If approved by the commission, the following types of changes shall require concurrence by the metropolitan council in the manner described:
 - a. Land area being added or removed from the planned unit development district shall be approved by the council according to the provisions of Article III of this chapter (Amendments);
 - b. Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance shall be authorized by council ordinance;
 - c. A change in land use or development type beyond that permitted by the specific underlying zoning district shall be authorized only by council ordinance; or
 - d. An increase in the total number of residential dwelling units above the number last authorized by council ordinance or, for a PUD district enacted by council ordinance after September 1, 2006, an increase in the total number of residential dwelling units above the number last authorized by council ordinance or above the number last authorized by the most recent modification or revision by the planning commission; or
 - e. When a change in the underlying zoning district is associated with a change in the master development plan, council shall concur with the modified master development plan by ordinance.
 - f. Any modification to a master development plan for a planned unit development or portion thereof that meets the criteria for inactivity of Section 17.40.120.H.4.a.

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

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

HARPETH VALLEY UTILITY DISTRICT

Approved with conditions

- The developer must submit utility plans or any water or sewer improvements required to serve this development to the District for review and approval. The developer must also submit hydraulic calculations, which indicate that the existing water system infrastructure and any required improvements will support domestic demands, and meet fire flow requirements as set by the local building authority and maintain a minimum pressure of 50 psi within the public distribution system including all water service meters. The static hydraulic grade line use for these calculations must be 710 feet or less.
- All extensions water lines and sewer lines will be at the expense of the developer. The design of all water lines shall be in accordance with the Harpeth Valley Utility District standard specifications and TDEC design criteria. All plans are subject to review and approval of Harpeth Valley and the State of Tennessee.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- If sidewalks are required, indicate sidewalk construction along OHB in compliance with the MCSP and MPW standards and specifications.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Developer shall install a stop sign at SB approach of Sonic /Comfort Inn access with Sam's Club access road.
- Developer shall gate and sign emergency access at Old Hickory Blvd.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Permitted land uses shall be limited to a hotel with a maximum of 80 rooms.
2. Height is limited to 5 stories within 69 feet.
3. There shall be no pole signs allowed, and all free standing signs shall be monument type not to exceed five feet in height. Changeable LED, video signs or similar signs allowing automatic changeable messages shall be prohibited. All other signs shall meet the base zoning requirements, and must be approved by the Metro Department of Codes Administration.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.

Approved with conditions. (6-0-2) Consent Agenda

Resolution No. RS2017-086

"BE IT RESOLVED by The Metropolitan Planning Commission that **88P-040-001 is Approved with conditions.**

(6-0-2)

CONDITIONS

1. Permitted land uses shall be limited to a hotel with a maximum of 80 rooms.
2. Height is limited to 5 stories within 69 feet.
3. There shall be no pole signs allowed, and all free standing signs shall be monument type not to exceed five feet in height. Changeable LED, video signs or similar signs allowing automatic changeable messages shall be prohibited. All other signs shall meet the base zoning requirements, and must be approved by the Metro Department of Codes Administration.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.

15. 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 634 residential lots, requested by Anderson Delk Epps and Associates, applicant; Evergreen Hills, G.P., owner.

Staff Recommendation: Defer to the April 13, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2006SP-181-001 to the April 13, 2017 Planning Commission meeting. (8-0)

16. **2016SP-062-001**
EARHART SUBDIVISION
Council District 12 (Steve Glover)
Staff Reviewer: Patrick Napier

A request to rezone from RS15 to SP-R zoning for property located at Earhart Road (unnumbered), approximately 1,000 feet south of John Hagar Road, (69.76 acres), to permit up to 202 units, requested by T-Square Engineering, Inc., applicant; KDS Investments GP, owner.

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

The Metropolitan Planning Commission deferred 2016SP-062-001 to the April 13, 2017 Planning Commission meeting. (8-0)

17. **2017SP-008-001**
400 HUME STREET SPECIFIC PLAN
Council District 19 (Freddie O'Connell)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning on properties located at 400, 402, 404, 406, 408 and 408 B Hume street and 1603 A, 1603 B and 1603 C 4th Avenue North, at the northwest corner of Hume Street and 4th Avenue North, (0.8 acres), to permit 18 residential units, requested by 4Site, Inc., applicant; Julius B. Olds, Carolyn F. and Harry Lee Johnson, O.I.C. 1603 4th Avenue North Townhomes and O.I.C. Hume Street Patio Homes Condos, owners.

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

APPLICANT REQUEST

Zone change to permit a residential development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning on properties located at 400, 402, 404, 406, 408 and 408 B Hume street and 1603 A, 1603 B and 1603 C 4th Avenue North, at the northwest corner of Hume Street and 4th Avenue North, (0.8 acres), to permit 18 residential units.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 5 lots with 1 duplex lot for a total of 6 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. This Specific Plan includes two residential building types.

CRITICAL PLANNING GOALS

N/A

NORTH NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Suburban Neighborhood Evolving Policy. The T4 NE policy is a residential policy intended to enhance urban neighborhoods with opportunities for improved pedestrian, bicycle, and vehicular connectivity. The policy supports a range of housing choices. The proposed development is redeveloping urban lots and provides for additional housing choice within the neighborhood.

PLAN DETAILS

The properties included in this SP are located along Hume Street and 4th Avenue North and are currently zoned R6. The existing zoning district allows for one and two-family residential uses. The site is located across the street from Morgan Recreation center.

Site Plan

The plan includes 18 residential dwelling units. Five units are oriented toward Hume Street and six units are oriented toward 4th Avenue North. Three stacked flat units are oriented at the corner of Hume Street and 4th Avenue North. Four units are located interior to the site and separated by a drive aisle. The height is limited to 4 stories and 45 feet. The building will consist of 3 stories of residential units with a rooftop patio/common space above the three stacked flats in the middle of the building at the corner of Hume Street and 4th Avenue North.

Vehicular access is limited to the alley by a private drive. The alley will be widened and improved per Metro Code standards. All units will have a two car garage. The plan proposes seven parking stalls for guest parking. Sidewalks along Hume Street and 4th Avenue North will be upgraded to meet the local street standards of a five foot sidewalk and a four foot wide grass strip. The site is surrounded by one and two-family residential units as well as multi-family buildings ranging from one to three stories in height. The neighborhood has experienced redevelopment of residential units along Hume Street in the form of Specific Plans and under existing MUG zoning. The proposed SP will provide an additional housing type that is consistent with the development in the area

Landscaping is provided along both street frontages and interior to the site.

Analysis

The plan is consistent with the T4 Suburban Neighborhood Evolving policy as it provides additional housing options in the area. Sidewalks will be improved along the frontage to provide an improved pedestrian environment to the existing sidewalks along Hume Street and 4th Avenue North.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- Provide the FEMA Note / Information to plans (use 2017 panel number and date).
- Add Preliminary Note to plans:
Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. Public water and sewer construction plans must be submitted and approved prior to Final SP approval. FYI - no new combined sewers are allowed. Sanitary and storm sewer must be separated leaving the site; sanitary sewer may not empty into a open-grate catch basin. These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Indicate on the plans the location of the recycling container.
- ROW dedication is to be recorded prior to MPW sign off on the building permit.

TRAFFIC AND PARKING RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	0.8	7.26 D	7 U	67	6	8

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.8	-	18 U	145	14	15

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+78	+8	+7

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 1 Elementary 1 Middle 1 High
 Projected student generation proposed SP-R district: 1 Elementary 0 Middle 0 High

The proposed SP zoning is expected to generate 2 less students than the existing R6 zoning. Students would attend Buena Vista Elementary School, John Early Middle School and Pearl-Cohn High School. All schools have capacity for additional students. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

1. Will this project include any affordable or workforce housing units? 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

The proposed SP is consistent with the T4 Neighborhood Evolving policy; therefore staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses shall be limited to a maximum of 18 residential units
2. Height shall be limited to a maximum of 4 stories in 45 feet, measured to the roofline.
3. Townhome units fronting Hume Street and 4th Avenue North shall have a porch or a stoop.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM40-A zoning district as of the date of the applicable request or application.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
7. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
8. 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.
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 disapprove without all conditions. (8-0) Consent Agenda
Resolution No. RS2017-087**

“BE IT RESOLVED by The Metropolitan Planning Commission that **2017SP-008-001 is Approved with conditions and disapproved without all conditions. (8-0)**

CONDITIONS

1. Uses shall be limited to a maximum of 18 residential units
2. Height shall be limited to a maximum of 4 stories in 45 feet, measured to the roofline.
3. Townhome units fronting Hume Street and 4th Avenue North shall have a porch or a stoop.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM40-A zoning district as of the date of the applicable request or application.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. The final site plan shall label all internal driveways as “Private Driveways”. A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner’s Association.
7. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
8. 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.
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.

- 18. 2017SP-025-001**
1424 STAINBACK AVENUE
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to SP-R zoning for property located at 1424 Stainback Avenue, approximately 225 feet south of Gatewood Avenue, (0.30 acres), to permit an existing structure to be used as a Detached Accessory Dwelling Unit (DADU) and to permit all other uses of the RS5 zoning district, requested by Councilmember Scott Davis, applicant; Matthew & Ariana Evans, owners.

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

APPLICANT REQUEST

Rezone from RS5 to SP-R to permit a detached accessory dwelling unit (DADU).

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Residential (SP-R) zoning for property located at 1424 Stainback Avenue, approximately 225 feet south of Gatewood Avenue, (0.30 acres) to permit a detached accessory dwelling unit (DADU).

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.

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.

EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The use of an existing structure as a Detached Accessory Dwelling Unit (DADU) is consistent with the T4 NM policy. When change occurs within the Neighborhood Maintenance area, the change should be sensitive to the existing neighborhood character. This SP request will require an existing structure to be re-used, therefore maintaining the existing character of the neighborhood. The DADU provides for an additional housing option while maintaining the existing character of the area.

Proposed Regulatory SP Start

1424 Stainback Avenue Specific Plan (SP)

Development Summary		Site Data Table	
SP Name	1424 Stainback Avenue	Site Data	0.30 acres
2016SP-086-001	2017SP-025-001	Existing Zoning	RS5
Council District	5	Proposed Zoning	SP-R
Map & Parcel	Map 071-11, Parcel 249	Allowable Land Uses	All uses permitted by the RS5 zoning district and the use of the existing accessory structure as a dwelling unit.

Proposed Specific Plan (SP) Standards

1. All uses permitted by the RS5 zoning district and the use of the existing accessory structure as a dwelling unit.
2. 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 RS5 zoning district as of the date of the applicable request or application.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Proposed Regulatory SP End

ANALYSIS

Detached accessory dwelling units are not allowed within RS zoning districts. They are allowed within R zoning districts, if certain conditions are met. Because of the current base zoning, a detached accessory dwelling unit would not be permitted on the lot which is why the applicant has requested a Specific Plan.

The existing structure to be utilized as the detached accessory dwelling unit meets that standards that are required for a detached accessory dwelling unit allowed within an R zoning district. The living space does not exceed 700 square feet and the height does not exceed the height of the principle structure. The existing structure is also proportional to the principle structure in regards to mass.

The property located at 1424 Stainback Avenue contains three underlying lots which could be re-established by instrument and a single family dwelling constructed on each lot. Therefore, applying an SP to the site which allows for the use of an existing structure as a dwelling unit is less than existing development entitlements for the property. Staff recommends approval as the request to use an existing structure as an accessory dwelling unit provides an additional housing choice within in a maintenance land use policy, while maintaining the existing development pattern.

FIRE DEPARTMENT RECOMMENDATION

- N/A

STORMWATER RECOMMENDATION

- Approved

WATER SERVICES

Approved with conditions

- Approved as a Preliminary SP only. If DADU is to have a separate water meter, than capacity fees must be paid, prior to Final SP approval.

PUBLIC WORKS RECOMMENDATION

- N/A

TRAFFIC AND PARKING RECOMMENDATION

- N/A

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)	0.3	8.7 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.3	8.7 D	2 U	10	1	2

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

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

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 0 Elementary 0 Middle 0 High
Projected student generation proposed SP-R district: 0 Elementary 0 Middle 0 High

The proposed SP-R zoning is not anticipated to generate no more students than what is typically generated under the existing SP-R zoning district. Students would attend Shwab 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? no
2. If so, how many and what is the percentage of the entire development? n/a
3. How will you enforce the affordability requirements? n/a
4. Have any structures been demolished in the last 12 months? no

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses shall be limited to all uses permitted by the RS5 zoning district and the use of the existing accessory structure as an accessory dwelling unit.
2. 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 RS5 zoning district as of the date of the applicable request or application.

Approved with conditions and disapprove without all conditions. (7-0-1) Consent Agenda

Resolution No. RS2017-088

"BE IT RESOLVED by The Metropolitan Planning Commission that **2017SP-025-001 is Approved with conditions and disapproved without all conditions. (7-0-1)**

CONDITIONS

1. Uses shall be limited to all uses permitted by the RS5 zoning district and the use of the existing accessory structure as an accessory dwelling unit.
2. 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 RS5 zoning district as of the date of the applicable request or application.

19. 2016S-002HM-001

3106 CURTIS STREET (HOUSE MOVE)

Council District 02 (DeCosta Hastings)

Staff Reviewer: Patrick Napier

A request to move a house from 914 32nd Avenue North to 3106 Curtis Street, approximately 210 feet southeast of Alpine Avenue, zoned R8 (0.19 acres), requested by Toothman Structure Movers, applicant; Kyle Brown, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Move a house from 914 32nd Avenue North to 3106 Curtis Street.

House Move

A request to move a house from 914 32nd Avenue North to 3106 Curtis Street, approximately 210 feet southeast of Alpine Avenue, zoned One and Two-Family Residential (R8) (0.19 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-

STATE LAW

Tennessee State Code (Title 13, Chapter 3, Part 5) regulates the relocation of a residence from one location to another location (house move).

13-3-502. Requirements for moving single family residence from one foundation to another.

(a) No single family residence shall be moved from an existing foundation to another foundation located within a developed area of single family residences unless:

(1) The residence to be moved is consistent with the age, value, size and appearance of existing residences within the developed area of single family residences to which the single family residence is to be moved; provided, that the value of the house may be greater than that of the existing residences and the size of the house may be larger than that of the existing residences; and

(2) Approval for the movement of the single family residence to a foundation within a developed area of single family residences has been given by:

(A) The home owners' association of the development where the residence is to be moved, if a home owners' association is in existence;

(B) A neighborhood association where the residence is to be moved that has been in existence for more than one (1) year prior to the date the residence is to be moved, if a neighborhood association is in existence in the area;

(C) The regional planning commission, if a regional planning commission is in existence in the area where the residence is to be moved, and subdivision (a)(2)(A) or (B) does not apply;

(D) The municipal planning commission, if a municipal planning commission is in existence in the municipality where the residence is to be moved and subdivision (a)(2)(A), (B) or (C) does not apply; or

(E) The municipal or county legislative body in the jurisdiction where the residence is to be moved, and subdivision (a)(2)(A), (B), (C) or (D) does not apply.

(b) As used in this section, single family residence does not include manufactured or modular homes as manufactured or modular homes are defined in § 47-9-102, § 55-1-105, or title 68, chapter 1, parts 1-4.

The residence is consistent with:

(1) The age of existing residences within the developed area of single family residences, if the residence to be moved is within ten (10) years of the average age of the existing structures within the developed area;

(2) (A) The value of existing residences within the developed area of single family residences, if the valuation of the residence being moved appraised, prior to being moved, at a value that is at least equal to the average appraisal of the existing structures within the developed area; provided, that nothing in this subdivision (2) shall be construed to prevent the residence from exceeding the value of the existing structures. In establishing the value of existing structures, the value of modular homes located in the developed area shall not be used in arriving at the average appraisal of the existing structures;

(B) If the value of the residence, prior to being moved, appraised at a value that is at least equal to the average appraisal of the existing structures within the developed area, then it shall be presumed that the residence shall appraise at least at the same or greater value once it is moved;

(C) In obtaining approval from a governing body identified in § 13-3-502, as proof that the value of the residence or appearance of the residence is consistent with the value or appearance of the existing residences, evidence may be presented that includes photographs of the inside and outside of the residence to be moved as well as the appraised value of the residence as determined by the assessor of property, or the fair market value of the residence as determined by an independent appraiser. The proof shall be a rebuttable presumption that the value and appearance of the residence is at least equal to the value and appearance of the existing structures within the developed area. Additional documents showing intended improvements may also be presented;

(3) The size of existing residences within the developed area of single family residences, if the size of the residence being moved is at least within one hundred square feet (100 sq. ft.) of the average size of the existing structures within the developed area; provided, that nothing in this subdivision (3) shall be construed to prevent the residence from exceeding the average square footage. In establishing the average size of existing structures, the square footage of modular homes shall not be used in making the calculations; and

(4) The appearance of existing residences within the developed area of single family residences as determined by the body giving its approval for the single family residence to be moved to the developed area.

13-3-504. Structural improvements -- Timeframe requirements -- Penalties.

All structural improvements that will affect the value and appearance of a residence moved to a developed area of single family residences shall be made to the residence within one (1) year of being moved into the area. If within one (1) year of that date, improvements have not been completed on the residence at least equal to the average standards in the developed area, the residence shall be deemed to be in violation of the local government building codes, and penalties associated with the violations may begin to accrue in accordance with all relevant local building codes and ordinances adopted and in effect in the local jurisdiction where the residence is located.

ANALYSIS

The proposed location for the house move is 3106 Curtis Street. The subdivision in which the proposed move is located does not contain a Home Owner's Association (HOA) or a Neighborhood Association (NA). Since there is neither a HOA nor a NA, the law requires that the house move be approved by a governmental body, in this case the municipal planning commission.

The law requires that the residence being moved be consistent with the age, value, size and appearance of surrounding residences within the “developed area”. The lot which is proposed as the new location for the house is PT LOT 2 H E SIMPKINS Subdivision. This subdivision constitutes the “developed area” as specified by the law.

The state law governing house moves allows an applicant to satisfy the requirements therein within a year of moving a structure to a new location. In this instance the structure does not meet the requirement for appraised value or size. The applicant has proposed an addition to the structure which would satisfy the requirements for appraised value and size. The addition proposed by the applicant would increase the total habitable square footage of the structure to 1,293 square feet, which would bring the house within 100 square feet of all the structures within the subdivision as required by the state law. The average appraised price per square foot for the existing structures in the subdivision is calculated at 71 dollars per square foot. Therefore, if the proposed improvements for the structure are completed the house will likely satisfy the remaining requirements of the state law.

- Age – The house’s age must be within 10 years of the average age of existing single-family residential structures in the subdivision.
- The structure which is proposed to be moved is 68 years old, the average age of the existing residential structures within the subdivision is 71 years old.

- Value – The house’s appraised value must be at least the average appraised value of all existing single-family residential structures within the subdivision. Per state law, do not include manufactured or modular structures in the calculation of the average appraised value of existing single-family residences.
- When the planned improvements are completed the structure will likely satisfy the requirement for appraised value.

- Size – The house’s size must be within 100 square feet of the average square footage of existing single-family residential structures within the subdivision.
- When the planned improvements are completed the structure will satisfy the requirement for square footage.
- Appearance - The house to be moved must be consistent in appearance with existing residences in subdivision.
- The house which is proposed to be moved is consistent with massing and appearance with the existing structures along Curtis Street.

The house is consistent with homes on Curtis Street and the surrounding neighborhood. The majority of the existing homes within the neighborhood were constructed at the same time as the structure which is to be moved. The value of the home to be moved is consistent with the appearance and character of the surrounding homes. The applicant plans an addition that will satisfy the requirements for appraised value and size.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

Condition if approved

- Permit through Codes Administration.

PUBLIC WORKS RECOMMENDATION

Condition if approved

- Permit through Codes Administration.

TRAFFIC AND PARKING RECOMMENDATION

Condition if approved

- Permit through Codes Administration.

STAFF RECOMMENDATION

Staff recommends approval with conditions

CONDITIONS

1. Within one year of the completed house move the applicant must complete the proposed addition to the structure.
2. Once the construction of the addition to the structure has been completed the applicant must submit documentation that for the value of the home to demonstrate compliance with section 13-3-502.b.2.a. of the State law governing house moves.

Approved with conditions. (8-0) Consent Agenda

Resolution No. RS2017-089

“BE IT RESOLVED by The Metropolitan Planning Commission that **2016S-002HM-001 is Approved with conditions. (8-0)**

CONDITIONS

1. Within one year of the completed house move the applicant must complete the proposed addition to the structure.
2. Once the construction of the addition to the structure has been completed the applicant must submit documentation that for the value of the home to demonstrate compliance with section 13-3-502.b.2.a. of the State law governing house moves.

20. 2016S-102-001

KEENELAND DOWNS

Council District 33 (Sam Coleman)

Staff Reviewer: Gene Burse

A request for a revision to an approved concept plan for approval to create up to 72 cluster lots on properties located at 6033 Mt. View Road and Mt. View Road (unnumbered), 160 feet northeast of Cottage View Lane (24.8 acres), zoned RS10, requested by Civil-Site Design Group, PLLC, applicant; KDNS Ventures, LLC, owners.

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

The Metropolitan Planning Commission deferred 2016S-102-001 to the April 13, 2017 Planning Commission meeting. (8-0)

21. 2017S-015-001

SNEED ESTATES SUBDIVISION

Council District 34 (Angie Henderson)

Staff Reviewer: Abbie Rickoff

A request for final plat approval to create 3 lots on properties located at 4224 and 4228 Wallace Lane, approximately 870 feet south of Hobbs Road, zoned RS20 (1.85 acres), requested by DBS and Associates Engineering, applicant; Vintage 508, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Create three lots.

Final Plat

A request for final plat approval to create 3 lots on properties located at 4224 and 4228 Wallace Lane, approximately 870 feet south of Hobbs Road, zoned Single-Family Residential (RS20) (1.85 acres)

Existing Zoning

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *RS20 would permit a maximum of 3 units.*

CRITICAL PLANNING GOALS

N/A

GREEN HILLS-MIDTOWN COMMUNITY PLAN

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

PLAN DETAILS

This request is for final plat approval to create three lots where two lots currently exist at 4224 and 4228 Wallace Lane, south of Hobbs Road. 4224 Wallace Lane previously contained a legally non-conforming duplex and 4228 Wallace Lane contained a single-family dwelling, both of which were recently demolished.

Section 3-5.2 of the Subdivision Regulations requires that newly created lots in areas that are previously subdivided and predominately developed must be comparable to the surrounding lots in regards to frontage and area. All three of the proposed lots meet the compatibility requirement for area. However, none of the three proposed lots meet the compatibility requirement for frontage.

The applicant requests approval under Section 3-5.2(f) of the Subdivision Regulations, under which the Planning Commission may grant approval of a subdivision that does not meet the compatibility criteria if the subdivision can provide for harmonious development within the community.

The two existing lots are each approximately 40,400 square feet with 133 feet of frontage.

The three proposed lots are as follows:

- Lot 1: 26,824 sq. ft. and 88.74 feet of frontage
- Lot 2: 26,931 sq. ft. and 88.96 feet of frontage
- Lot 3: 27,029 sq. ft. and 88.74 feet of frontage

There are no sidewalks along Wallace Lane. If approved, sidewalks will be required with this development.

ANALYSIS

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outline the criteria for reviewing infill subdivisions located with a Neighborhood Maintenance policy area. The intent of these regulations is to consider the established development pattern when reviewing infill subdivisions. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

Zoning Code

Lots 1, 2, and 3 meet the minimum standards of the RS20 zoning district.

Street Frontage

Both lots would have frontage on a public street.

Density

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

Community Character

1. Lot frontage: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. Along Wallace Lane, lots created must have frontage at least equal to 111 feet. Lots 1, 2, and 3 have approximately 88 feet of frontage and do not meet compatibility requirements for frontage.

Frontage (Lots 1-3)	
Proposed Approximate Frontage	88 ft.
Minimum Frontage	111 ft.
70% Average	90.1 ft.

2. Lot size: The proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than the smallest surrounding lot, whichever is greater. Along Wallace Lane, lots created must have at least 25,090 square feet. Lots 1, 2, and 3 meet compatibility for lot size requirements.

	Lot 1 Size	Lot 2 Size	Lot 3 Size
Proposed Size	26,824 SF	26,931 SF	27,027 SF
Minimum Size	20,473 SF	20,473 SF	20,473 SF
70% Average	25,090 SF	25,090 SF	25,090 SF

3. Street setback: Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback. The minimum street setback required by the Zoning Code will be consistent with the setback of surrounding structures.
4. Lot orientation: Orientation of the proposed lots shall be consistent with the surrounding parcels. Lots 1, 3, and 3 front Wallace Lane and are consistent with the surrounding parcels.

Analysis

In this case, zoning entitlements would permit the reconstruction of a two-family structure at 4224 Wallace Lane since the former duplex was legally established and maintained in continuous operation for several decades. As such, staff – in consultation with the councilmember and community - evaluated two different development options in order to determine development implications on the surrounding neighborhood pattern, which is largely single-family.

- The first option would be for the properties to develop under existing entitlements. The likely result would be a duplex or two-family residence on one lot and a single family home on the second lot. The neighborhood expressed concerns about the aesthetic appearance of a duplex or two-family structure next to a single-family home. Therefore, staff evaluated a second option.
- The second option was a subdivision that would result in three equally spaced single-family lots, which would result in the same number of units.

The two options were presented at a neighborhood meeting on February 13, 2017. Feedback from adjacent property owners suggests an overall desire for three equally spaced single family lots.

Staff considered the existing entitlements, surrounding development pattern, and desires of the community and concluded that, in this case, a 3-lot, single-family subdivision would provide for more harmonious development along Wallace Lane and the surrounding area than reconstruction of a duplex on one larger lot. However, based on the Subdivision Regulation’s criteria for determining compatibility, the proposed lots do not meet frontage requirements. The Planning Commission may grant approval if it determines that the subdivision provides for harmonious development of the community. The applicant has proposed additional conditions to attempt to meet the harmonious development provision: limiting height to a maximum of 2 stories in 35 feet, limiting all lots to single-family dwellings only, and limiting garage access to the side or rear. Additionally, staff has included a condition prohibiting parking in front of principle structures. Although surrounding properties do include parking in the front, the widths of the proposed lots are approximately 40 feet smaller than the average of the surrounding properties.

FIRE MARSHAL RECOMMENDATION
N/A

STORMWATER RECOMMENDATION
Approved with conditions

- Approved subject to MWS Stormwater's Infill Regulations.

PUBLIC WORKS RECOMMENDATION
Approved

TRAFFIC AND PARKING RECOMMENDATION
Approved

WATER SERVICES RECOMMENDATION
Approved

STAFF RECOMMENDATION
Staff recommends approval with conditions.

CONDITIONS

1. Lots 1, 2, and 3 shall be limited to one single-family home per lot.
2. No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be a driveway a maximum of 16 feet wide located between the primary structure and the street.
3. Setbacks shall be as per the Metro Zoning Code.
4. Height is limited to two stories in 35 feet.
5. Garage access is limited from the rear or side.
6. A raised foundation of 18 inches to 36 inches is required for all residential structures.
7. Sidewalks are required along Wallace Lane. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a) Submit a bond application and post a bond with the Planning Department,
 - b) Construct sidewalk and have it accepted by Public Works,
 - c) Submit contribution in-lieu of construction to the Planning Department. The rate of \$96 per linear foot of total frontage area (266 l.f) will require a \$25,536 contribution to Pedestrian Benefit Zone 4-B, or
 - d) Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department.
8. Add the following note to the plat: The building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed utility poles. 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. (8-0) Consent Agenda

Resolution No. RS2017-090

“BE IT RESOLVED by The Metropolitan Planning Commission that **2017S-015-001 is Approved with conditions. (8-0)**

CONDITIONS

1. Lots 1, 2, and 3 shall be limited to one single-family home per lot.
2. No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be a driveway a maximum of 16 feet wide located between the primary structure and the street.
3. Setbacks shall be as per the Metro Zoning Code.
4. Height is limited to two stories in 35 feet.
5. Garage access is limited from the rear or side.
6. A raised foundation of 18 inches to 36 inches is required for all residential structures.
7. Sidewalks are required along Wallace Lane. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a) Submit a bond application and post a bond with the Planning Department,
 - b) Construct sidewalk and have it accepted by Public Works,
 - c) Submit contribution in-lieu of construction to the Planning Department. The rate of \$96 per linear foot of total frontage area (266 l.f) will require a \$25,536 contribution to Pedestrian Benefit Zone 4-B, or
 - d) Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department.
8. Add the following note to the plat: The building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed utility poles. 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.

22. 2017S-040-001

MONTICELLO VALLEY SUBDIVISION

Council District 02 (DeCosta Hastings)

Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create up to 29 clustered lots on properties located at Monticello Drive (unnumbered), approximately 215 feet east of Woodridge Drive, zoned RS7.5 (7.93 acres), requested by DBS Engineering and Associates, applicant; Monticello Valley Partners, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Create up to 29 residential cluster lots.

Concept Plan

A request for concept plan approval to create up to 29 cluster lots on properties located at Monticello Drive (unnumbered) approximately 215 feet east of Woodridge Drive, zoned Single-Family Residential (RS7.5) (7.93 acres)

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum of 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 units per acre. *RS7.5 would permit a maximum of 39 lots based on the acreage only. However, application of the Subdivision Regulations may result in fewer units on this property.*

CRITICAL PLANNING GOALS

N/A

BORDEAUX-WHITES CREEK COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

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.

PLAN DETAILS

The properties are approximately 7.93 acres, located off of Monticello Drive, north of W. Trinity Lane and west of Interstate 65. The site is vacant and contains heavy vegetation. Portions of the site contain natural slopes of 20 percent or greater. Though the majority of the site is Neighborhood Evolving policy, Conservation policy acknowledges a wet weather conveyance that runs north-south through the site.

Site Plan

The site plan proposes 29 single-family cluster lots with an overall density of 3.65 dwelling units per acre. Two lots front onto Monticello Drive, and the remaining 27 lots face onto a new internal road accessed from Monticello Drive. The 2 perimeter lots are approximately 13,000 square feet, significantly larger than the interior lots that range from 4,000-5,000 square feet. A 100 foot TVA easement bisects the southern and eastern property boundaries, including the 2 perimeter lots.

Lots are clustered down to the RS3.75 district size and range in size from approximately 4,000 square feet to approximately 13,000 square feet. Three of the lots are at least 50 feet in width (lots 20, 23, and 24). The remaining lots are less than 50 feet in width and will require a shared access easement between the primary structure and the street. Seven interior lots are designated as critical lots due to steep slopes in excess of 20 percent. With the exception of Lot 13, all of the critical lots include minimal areas of slopes above 20 percent. None of the critical lots include slopes of 25 percent or greater, and no problem soils have been identified. Building footprints, located outside of the natural areas with steep slopes, have been included on these 7 lots. The applicant has provided a preliminary grading plan indicating the general limits of disturbance, including off-site grading which will occur to the east of the subject properties.

Monticello Valley, a new internal road, will extend from Monticello Drive through the site to the eastern property line providing for a future connection. A partial cul-de-sac is also provided near this future connection. Monticello Valley will include of a 50 foot right-of-way with a 5 foot sidewalk and 4 foot planting strip, consistent with the local street standards. Monticello Drive will include a 6 foot sidewalk and 6 foot planting strip, consistent with the Major and Collector Street Plan (MCSP) Collector-Avenue standards. Any existing vegetation that is located near the intersection of Monticello Drive and Monticello Valley will need to be cleared to provide appropriate site distance before the issuance of a grading permit.

In cluster lot subdivisions, a minimum of 15 percent of each phase of the development shall be open space. This concept plan provides approximately 3.8 acres of open space (47% of the site), including stormwater management areas which are generally located in middle of the site. Most of the remaining open space is passive, with the exception of a playground area located near the front of the site along Monticello Drive.

ANALYSIS

The plan is consistent with the cluster lot standards specified in the Zoning Code. The original site plan proposed 37 lots, including 19 critical lots. The layout was modified by shifting the road and lots out of the steepest slopes, resulting in a reduction in the number of lots from 37 to 29 (staff is recommending 28 lots). The plan also provides for more street connectivity by creating a future roadway connection to the east. As this property is located within a Suburban Neighborhood Evolving policy, lot compatibility is not applicable.

FIRE MARSHAL RECOMMENDATION

Approved w/conditions

- Provide flow data for subdivision pre-approval.
- Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Approved with conditions

- Cite the flood panel information to plans (233H and 4/5/2017)

PUBLIC WORKS RECOMMENDATION

Approved

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Clear vegetation to provide intersection sight distance per AASHTO prior to issuance of the Grading Permit.

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Concept Plan only. Public water and sewer construction plans must be submitted and approved prior to Final Site Plan approval. These approved construction plans must match the Final Site Plan. The required capacity fees must also be paid prior to Final Site Plan approval. FYI - please revise availability study before Final Site Plan stage, so an accurate capacity fee total is assigned (our latest study proposes 39 units, and this SP shows 37).

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Sidewalks are required along all streets, including Monticello Drive. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks along Monticello Drive:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
2. A raised foundation of 18" - 36" is required for all residential structures.
3. Add the following note to all open spaces except for designated recreational areas: All existing trees in designated open spaces shall be preserved as permanent open space. These areas shall remain undisturbed.
4. A tree protection plan may be required with final site plan approval.
5. 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.
6. If critical lots cannot be developed in compliance with the critical lot requirements, the lot layout shall be modified accordingly.
7. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.

Approved with conditions. (8-0) Consent Agenda

Resolution No. RS2017-091

“BE IT RESOLVED by The Metropolitan Planning Commission that **2017S-040-001 is Approved with conditions. (8-0)**

CONDITIONS

1. Sidewalks are required along all streets, including Monticello Drive. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks along Monticello Drive:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
2. A raised foundation of 18”- 36” is required for all residential structures.
3. Add the following note to all open spaces except for designated recreational areas: All existing trees in designated open spaces shall be preserved as permanent open space. These areas shall remain undisturbed.
4. A tree protection plan may be required with final site plan approval.
5. 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.
6. If critical lots cannot be developed in compliance with the critical lot requirements, the lot layout shall be modified accordingly.
7. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.

23. 2005UD-009-007

BELCOURT VILLAGE

Council District 18 (Burkley Allen)

Staff Reviewer: Justin Wallace

A request for major modification of the maximum height and number of stories standards for the Hillsboro Village Urban Design Overlay and final site plan approval for properties located at 2111 and 2113 Belcourt Avenue, and 1803 Avenue South, at the southwest corner of Belcourt Avenue and 21st Avenue South (0.90 acres), zoned mixed use limited (MUL), requested by Southeast Venture, applicant: ECG Belcourt, LLC., owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Modification to the maximum height and the maximum number of stories standards of the Hillsboro Village Urban Design Overlay.

UDO Major Modification and Final Site Plan

A request for major modification of the maximum height and number of stories standards for the Hillsboro Village Urban Design Overlay and final site plan approval for properties located at 2111 and 2113 Belcourt Avenue and 1803 21st Avenue South, at the southwest corner of Belcourt Avenue and 21st Avenue South (0.90 acres), zoned Mixed Use Limited (MUL).

Existing Zoning

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

Hillsboro Village Urban Design Overlay (UDO) is intended to preserve and enhance the special character of Hillsboro Village by encouraging rehabilitation and new construction that is sensitive to the existing urban form. The guidelines recognize that no single architectural style predominates in Hillsboro Village, and the guidelines allow for creativity in the design of individual buildings. However, there are certain established urban design principles shared by most properties within the district which give it a cohesive character and strong sense of place. Due to the diversity in Hillsboro Village, the area has been divided into seven subdistricts. Subdistricts are based upon original and surviving building types and development character rather than present uses. Where appropriate, specific design standards have been developed for each.

The property is located within Subdistrict 1B (Commercial Core: South). Subdistrict 1B is located in the heart of the Village and the existing character is to be preserved. The one and two story buildings in this area serve as a transition between subdistrict 1A and the residential area to the south.

In 2015, The Planning Commission and Metro Council approved a text amendment to the Hillsboro Village Urban Design Overlay. The amendment grants ten feet of additional bonus height for development that preserves character defining buildings (those designated as worthy of conservation) along 21st Avenue.

GREEN HILLS - MIDTOWN COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood Policy (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

Consistent with Policy?

Yes. The project proposes a mix of residential with non-residential uses including retail, restaurant, and office and preserves buildings designated worthy of conservation while creating new development offering to enhance Hillsboro Village as a vibrant mixed use neighborhood.

PLAN DETAILS

The property is approximately 0.902 acres located at 211 Belcourt Avenue and forms an L-shape around an existing building at the southwest corner of 21st Avenue South and Belcourt Avenue. The proposed project is mixed use with retail, residential and office use.

Use of Building Preservation for Bonus Height

Two existing buildings (formerly Sam's Sports Bar and Grill and Boscós) along 21st Avenue South are designated as worthy of conservation status. The applicant is utilizing the Building Preservation Bonus Height provision outlined in the UDO, which grants one additional story in ten feet of height for preserving character defining buildings with Hillsboro Village.

ANALYSIS

The request for additional height and number of stories is in keeping with the intent of the Hillsboro Village Urban Design Overlay to preserve character defining buildings along 21st Avenue and supports infill development with provisions for mixed use that benefit the Village as a whole. The additional height and number of stories does not diminish the quality and form of the building and its relationship to the public realm as described below.

Regarding the number of stories, the profile and massing of the overall building remain unaffected by the increase of one story. Because the UDO excludes parking structures from the calculation of number of stories, a standard that provides an incentive to accommodate off-street parking on site, the appearance of the building from Belcourt Avenue remains the same. Specifically, the request calls for a 60 foot depth of space at the ground floor level to accommodate standard market retail dimensions. Approximately 15 feet of the total 60 foot depth of the ground floor level causes the building to have four stories where three is permitted at a point internal to the development.

The design compensates for the overlapping portion at the ground level by stepping back the upper portion of the building at the front and rear of the building. The proposed upper levels are set back 52 feet from the face of the building along Belcourt Avenue where only 45 feet is required. The proposed upper levels are setback over 120 feet from the face of the building along 21st Avenue where only 60 feet is required. The proposed balconies on the upper residential levels along the alley are recessed to provide increased spacing from the adjacent building located directly across the alley.

Regarding overall building height, the proposed floor to floor heights are appropriate for retail, office and residential uses whereas the UDO only accounts for residential uses permitting a height of 10 feet. The proposed floor to floor heights are 15 feet for the ground floor level retail, 15 feet and 6 inches for the second floor office level, and 10 feet for the residential floors above. A 3 foot tall parapet adds to the overall building height at approximately 53 feet. Note that the average overall building height is approximately 50 feet when topography is considered since the site changes 5 feet in grade from Belcourt Avenue to the alley.

Overall, the proposed massing is appropriate for its context. The massing provides a transition in scale to the existing structures on adjacent property and steps back after the second level at the front, side, and rear of the building providing adequate spacing from the public right of way. At the street level, the façade varies to create a rhythm and scale consistent with the existing structures of Hillsboro Village.

Hillsboro Village Design Review Committee Recommendation

The Hillsboro Village Design Review Committee convened on November 28, 2016, and unanimously voted to recommend approval of the modification requests for height and number of stories.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Under Review

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable.
- Final design may vary based on field conditions.
- Submit recorded ROW dedication prior to the building permit approval by MPW.
- Indicate on the plans the loading space per the Metro Zoning Code. ~ Coordinate with Metro Zoning Admin. Typically, loading zone is to be onsite. Any modification to the curb side lane usage requires approval by Metro Traffic and Parking Commission.
- Tenant E, and all tenant spaces, pedestrian access is to be recessed. Door swing should not be into the pedestrian way.
- Comply with the conditions of the MPW Traffic Engineer.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

In accordance with TIS findings, developer shall construct the following roadway improvements.

21st Avenue South at Belcourt Avenue

- Developer shall continue to work with Metro Public Works to identify an appropriate pedestrian crossing on 21st Ave near Belcourt Ave prior to building permit approval of Elmington Belcourt Village.
- Developer shall continue to work with Metro Public Works prior to building permit approval to identify appropriate manner to manage or reduce WB traffic queue on Belcourt Ave .

21st Avenue South at Alley #802

- Developer shall install a curb ramp with truncated dome surface on the northwest corner of this intersection that satisfies both TDOT and Metro Nashville specifications.

Belcourt Avenue

- Developer shall apply to T&P staff to modify any existing on street metered parking
- Developer shall provide adequate sight distance at project access drive on Belcourt. Ave. A sight distance exhibit shall be submitted with construction plans.

Alley #802

- East of the existing north-south alley between Acklen Avenue and Alley #802, maintain the existing 20.5 feet of right-of-way along Alley #802 – but provide an additional four (4) feet of pavement on the north side (on private property as opposed to the public right-of-way), resulting in the pavement width being widened from 20.5 feet to 24.5 feet.
- West of the existing north-south alley, widen Alley #802 (both pavement width and right-of-way) from 12 feet to 16 feet.

Site development

- POST Wayfinding directions on any applicable websites, particularly for the non-residential land uses.
- Provide bicycle parking within the parking structure that is accessible to the public.
- Electronic gates should be installed a minimum of 25ft from the public right-of-way, specifically referring to any electronic gate that controls entry into the parking structure along Proposed Driveway 1 (from Belcourt Avenue) or along Proposed Driveway 2 (from Alley #802). A denial lane may be required.

Belcourt Avenue at Proposed Driveway 1

- Construct Proposed Driveway 1 approximately 150 feet west of 21st Avenue South.
- Construct Proposed Driveway 1 with two (2) lanes for vehicular movement: one (1) lane for vehicle ingress and one (1) lane for vehicle egress.
- Provide STOP control along the northbound approach of Proposed Driveway 1.
- Provide adequate intersection sight distance in accordance with the criteria provided in A Policy on Geometric Design of Highways and Streets.

- Install signs and pavement markings in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD).
- Alley #802 at Proposed Driveway 2
- Construct Proposed Driveway 2 approximately 225 feet west of 21st Avenue South, directly across from the existing north-south alley between Acklen Avenue and Alley #802.
 - Construct Proposed Driveway 2 with two (2) lanes for vehicular movement: one (1) lane for vehicle ingress and one (1) lane for vehicle egress.
 - Provide STOP control along the southbound approach of Proposed Driveway 2.
 - Provide adequate intersection sight distance in accordance with the criteria provided in A Policy on Geometric Design of Highways and Streets.
 - Install signs and pavement markings in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD).

WATER SERVICES

Returned for corrections

- This Utility Plan proposes a public sanitary sewer extension. Therefore, public sewer construction plans must be approved, and match this Final Site Plan, prior to approval of this Final Site Plan. The required capacity fees must also be paid, prior to Final Site Plan approval.

STAFF RECOMMENDATION

Staff recommends to deferral to the April 13, 2017, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all agencies, staff recommends approval with conditions.

CONDITIONS (if approved)

1. Prior to issuance of a final use and occupancy permit, an instrument shall be recorded in the register of deeds that depicts the following:
 - a. the preservation of the building to the extent determined by the required step-back standard in perpetuity requiring any exterior alterations including demolition in whole or in-part be reviewed and approved by the Hillsboro Village Design Review Committee;
 - b. the project's height bonus; and,
 - c. the forfeiture or any future claim for additional building intensity of development, including any type of variance of the preserved building.
2. Building permits shall be consistent with any approved modifications granted and meet all unmodified UDO standards. Any deviations from the approved final site plan are subject to review by the Hillsboro Village Design Review Committee.
3. Signage approval is not included as part of this approval.

Approved with conditions. (7-0-1) Consent Agenda

Resolution No. RS2017-092

“BE IT RESOLVED by The Metropolitan Planning Commission that **2005UD-009-007 is Approved with conditions. (7-0-1)**

CONDITIONS

1. Prior to issuance of a final use and occupancy permit, an instrument shall be recorded in the register of deeds that depicts the following:
 - a. the preservation of the building to the extent determined by the required step-back standard in perpetuity requiring any exterior alterations including demolition in whole or in-part be reviewed and approved by the Hillsboro Village Design Review Committee;
 - b. the project's height bonus; and,
 - c. the forfeiture or any future claim for additional building intensity of development, including any type of variance of the preserved building.
2. Building permits shall be consistent with any approved modifications granted and meet all unmodified UDO standards. Any deviations from the approved final site plan are subject to review by the Hillsboro Village Design Review Committee.
3. Signage approval is not included as part of this approval.

24. **79-87P-001**

CALUMET

Council District 33 (Sam Coleman)

Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan for a Planned Unit Development Overlay District on property located at Hamilton Church Road (unnumbered), approximately 155 feet west of Hamilton Lane, zoned RS10 (2.57 acres), to permit 12 residential lots, requested by Wamble and Associates, applicant; James Mclean Sr., owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise a portion of a Planned Unit Development to permit 12 residential lots

Revise PUD

A request to revise the preliminary plan for a Planned Unit Development Overlay District on property located at Hamilton Church Road (unnumbered), approximately 155 feet west of Hamilton Lane, zoned RS10 (2.57 acres), to permit 12 residential lots.

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 11 units. The PUD controls the number of units. This phase of the PUD allows up to 16 residential 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 provisions 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 provisions of essential utilities and streets.

PLAN DETAILS

The site is located north of the intersection of Hamilton Church Road and Buckpasser Avenue on an approximately 2.57 acre parcel. Council approved the original PUD in 1987, and it has received numerous revisions. The PUD permits single-family residential uses and 8 out of the 9 phases are built. The last phase, phase 9, would allow up to 16 single-family residential units. The proposed revision proposes 12 single-family residential lots for phase 9.

Site Plan

The plan proposes 12 single-family residential lots. The lots will be accessed by a new road on the eastern side of Hamilton Church Road, across the street from Buckpasser Avenue. A six foot sidewalk and six foot planting strip is proposed along Hamilton Church Road. A five foot sidewalk and four foot planting strip is proposed along the new road. All proposed sidewalks meet the Major and Collector Street and local street standards. A proposed 20 foot type "B" landscape bufferyard is proposed along Hamilton Church Road and the northern property line.

Originally the PUD included a new public road along the east side of the site to serve the 12 new units. At that time Buckpasser Avenue was not built. The proposed revision moves the new public road, from the east side of the site to the west side of the site, to line up with Buckpasser Avenue across Hamilton Church Road. The previous plan for Phase 9 was approved for 12 zero lot line units whereas the new plan provides detached homes.

ANALYSIS

Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with and meets all of the criteria of Section 17.40.120.G, and is provided below for review.

- G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous Zoning Code and remaining a part of the official zoning map upon the enactment of this title.
 - 1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.

2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
 - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
 - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
 - h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
 - i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
 - m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- Add Preliminary Note to the plans: Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

PUBLIC WORKS RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary PUD Amendment 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.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. A six foot wide sidewalk and six foot wide planting strip shall be installed along Hamilton Church Road prior issuance of a Use and Occupancy permit.
2. 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.
3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

Approved with conditions. (7-0-1) Consent Agenda

Resolution No. RS2017-093

"BE IT RESOLVED by The Metropolitan Planning Commission that **79-87P-001 is Approved with conditions. (7-0-1)**

CONDITIONS

1. A six foot wide sidewalk and six foot wide planting strip shall be installed along Hamilton Church Road prior issuance of a Use and Occupancy permit.
2. 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.
3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

25. 2017Z-031PR-001

Council District 02 (DeCosta Hastings)
Staff Reviewer: Patrick Napier

A request to rezone from R8 to IWD zoning on property located at 2923 Brick Church Pike, approximately 50 feet southeast of the terminus of Brick Church Park Drive (0.47 acres), requested by Rippetoe Properties, applicant and 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 2923 Brick Church Pike, approximately 50 feet southeast of the terminus of Brick Church Park Drive (0.47 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 2 lots including 1 duplex lot, for a total of 3 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.

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.

ANALYSIS

The request is to rezone .47 acres located southeast of the terminus of Brick Church Park Drive. The property contains a single family residential structure. The requested rezoning to IWD is consistent with the policy for the area and is appropriate given the surrounding industrial land uses. There are various parcels to the north and south which are currently zoned R8, however the surrounding area is largely zoned IWD.

Prior to development, the applicant may be required to perform a traffic impact study to address the increased vehicle trips which may result from the potential increase in density generated by the future development of this site.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- 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)	0.47	5.4 D	4 U	39	3	5

*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)	0.47	0.8	16,378 SF	59	31	19

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
-	-	-	-	+20	+28	+14

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 (7-0-1) Consent Agenda

Resolution No. RS2017-094

"BE IT RESOLVED by The Metropolitan Planning Commission that **2017Z-031PR-001 is Approved. (7-0-1)**

26. 2017Z-032PR-001

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

A request to rezone from RS5 to R6-A zoning on property located at 2401 Alameda Street, at the southwest corner of Alameda Street and 24th Avenue North (0.18 acres), requested by Rhythm Homes and Development, LLC, applicant and owner.

Staff Recommendation: Approve.

Ms. Shepard presented the staff recommendation of approval.

Kenneth Bakari, 2403 Alameda St, spoke in opposition to the application because it doesn't fit with the character of the neighborhood.

Mr. McLean closed the Public Hearing.

Mr. Tibbs inquired if there are any other duplexes in the area.

Ms. Shepard explained that the area is a mix of one and two family dwellings.

Councilmember Allen asked if a site plan was submitted.

Ms. Shepard stated no, that it is currently only a zone change request.

Mr. Clifton spoke in opposition as it feels a bit like spot zoning.

Mr. Tibbs moved and Councilmember Allen seconded the motion to disapprove. (1-5) Mr. Haynes, Mr. McLean, Mr. Clifton, Ms. Blackshear, and Councilmember Allen voted against.

Councilmember Allen suggested a deferral and stated that she would feel more comfortable if she could see a site plan.

Mr. Clifton moved and Mr. Tibbs seconded the motion to defer to the April 27, 2017 Planning Commission meeting and leave the Public Hearing open. (6-0)

27a. 2017SP-027-001
THE BELAIR MANSION
Council District 15 (Jeff Syracuse)
Staff Reviewer: Latisha Birkeland

A request to rezone from R8 and RS20 to SP-MU zoning on properties located at 2250 and 2254 Lebanon Pike, Lebanon Pike (unnumbered) and Revere Place (unnumbered), at the northeast corner of Briley Parkway and Lebanon Pike, within the Downtown Donelson Urban Design Overlay District (5.92 acres), to permit a mixed-use development, requested by Barge Cauthen and Associates, applicant; James and Connie Lewis, owners. (See associated case # 2017HL-004-001).

Staff Recommendation: Defer to the April 27, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-027-001 to the April 27, 2017 Planning Commission meeting. . (8-0)

27b. 2017HL-004-001
BELAIR MANSION HISTORIC LANDMARK
Council District 15 (Jeff Syracuse)
Staff Reviewer: Latisha Birkeland

A request to apply a Historic Landmark Overlay District on property located at 2250 Lebanon Pike, at the northeast corner of Lebanon Pike and Briley Parkway, zoned R8, within the Downtown Donelson Urban Design Overlay District (1.85 acres), requested by Councilmember Jeff Syracuse, applicant; Lewis and Connie James, owners. (See associated case # 2017SP-027-001).

Staff Recommendation: Defer to the April 27, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017HL-004-001 to the April 27, 2017 Planning Commission meeting. (8-0)

H: OTHER BUSINESS

28. Contract Amendment for Andrew Collins

Approved (8-0) Consent Agenda

Resolution No. RS2017-095

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

29. Contract between Smart Growth America and the Nashville-Davidson County Metropolitan Planning Commission acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for general transportation planning activities as outlined in the FY 2017 Unified Planning Work Program (UPWP).

Approved (8-0) Consent Agenda

Resolution No. RS2017-096

"BE IT RESOLVED by The Metropolitan Planning Commission that the contract for Smart Growth America is Approved. (8-0)

30. Certification of DTC Bonus Height Compliance for 1200 Broadway

Approved (8-0) Consent Agenda

Resolution No. RS2017-097

"BE IT RESOLVED by The Metropolitan Planning Commission that the certification for DTC Bonus Height Compliance for 1200 Broadway is Approved. (8-0)

31. Historic Zoning Commission Report

32. Board of Parks and Recreation Report

33. Executive Committee Report

34. Accept the Director's Report and Approve Administrative Items

Approved (8-0) Consent Agenda

Resolution No. RS2017-098

"BE IT RESOLVED by The Metropolitan Planning Commission has accepted the Director's Report and Approved Administrative Items. (8-0)

35. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

April 13, 2017

MPC Meeting

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

April 27, 2017

MPC Meeting

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

May 11, 2017

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 6:05 p.m.

Chairman

Secretary



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

Date: March 23, 2017

To: Metropolitan Nashville-Davidson County Planning
Commissioners

From: J. Douglas Sloan III

Re: Executive Director's Report

The following items are provided for your information.

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

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

B. Executive Office

School outreach included explaining basic planning concepts to preschoolers at Shwab Elementary and judging student projects at Metro Schools' citywide Project Expo.

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 3/14/2017**.

APPROVALS	# of Applics	# of Applics '17
Specific Plans	1	13
PUDs	0	2
UDOs	2	4
Subdivisions	7	37
Mandatory Referrals	17	54
Grand Total	27	110

SPECIFIC PLANS (finals only): MPC Approval

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
11/10/2016 13:40	3/6/2017 0:00	PLAPADMIN	2015SP-025-002	COLCLASURE TOWNHOMES	A request for final site plan approval on properties located at 1402, 1404, 1406, 1408 and 1408 B Wedgewood Avenue, at the northwest corner of Wedgewood Avenue and 14th Avenue South, zoned SP-R (0.25 acres), to permit four residential units, requested by Colclasure Company, LLC, applicant; Colclasure Company, LLC and O.I.C. Homes at 1727 14th Avenue South, owners.	17 (Colby Sledge)

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)
1/12/2017 11:00	3/8/2017 0:00	PLAPADMIN	2005UD-006-027	3137 LONG BOULEVARD	A request for final site plan approval on property located at 3137 Long Boulevard, approximately 185 feet northeast of Mason Avenue, zoned RM40 and within the 31st Avenue and Long Boulevard Urban Design Overlay District (0.26 acres), to permit eight residential units, requested by T-Square Engineering, applicant; Carbine and Associates, LLC, owner.	21 (Ed Kindall)
10/26/2016 14:43	3/9/2017 0:00	PLAPADMIN	2005UD-006-024	31ST AND BELWOOD	A request for final site plan approval on property located at 215 31st Avenue North, at the northwest corner of 31st Avenue North and Belwood Street, zoned RM40 and within the 31st and Long Boulevard Urban Design Overlay District (0.33 acres), to permit 13 residential units, requested by Dale and Associates, applicant; J2K Builders, LLC, 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)
NONE						

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
2/6/2017 10:30	2/28/2017 0:00	PLRECAPP	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	PLRECAPP	2017M-007EN-001	NASHVILLE RIVERFRONT LOFTS AT 112 2ND AVENUE NORTH AERIAL	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	19 (Freddie O'Connell)

				ENCROACHMENT	2nd Avenue North (Map 093-06-2 Parcel 084), requested by Joslin and Son Signs, applicant; Market Street Emporium, LLC, owner.	
1/31/2017 8:43	2/28/2017 0:00	PLRECAPPR	2017M-021ES-001	SEVIER STREET SIDEWALK PROJECT	A request for temporary construction easements for the Sevier Street Sidewalk Project, between 13th Street and 14th Street (Project No. 2016-R-009), requested by Metro Public Works and Civic Engineering, applicants.	06 (Brett Withers)
1/31/2017 9:07	2/28/2017 0:00	PLRECAPPR	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	PLRECAPPR	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	PLRECAPPR	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	PLRECAPPR	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)
2/10/2017 10:53	3/8/2017 0:00	PLRECAPPR	2017M-017PR-001	COMPLETE STREET ON SR 1 (US 41, MURFREESBORO ROAD)	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 Complete Street on SR 1 (US 41, Murfreesboro Road) from I-24 Ramp to Foothill Drive, Federal	16 (Mike Freeman)

					Project No. STP-M-NH-1(372), State Project No. 19LPM-F3-152, PIN 125309.00, requested by Metro Public Works, applicant.	
2/15/2017 10:57	3/8/2017 0:00	PLRECAPP	2017M-007AB-001	MUSIC CITY CENTER ROW ABANDONMENT	A request for the abandonment of a portion of the south side of Demonbreun Street, from 5th Avenue South to 6th Avenue South and from 6th Avenue South to 8th Avenue South; a portion on the east side and the west side of 6th Avenue South, from Demonbreun Street to Korean Veterans Boulevard; a portion of the west side of 5th Avenue South, from Demonbreun Street to Korean Veterans Boulevard; a portion along the north side of Korean Veterans Boulevard, at the intersection of 8th Avenue South (see sketch for details), utility easement is to be retained, requested by Metro Public Works and Barge Waggoner Sumner and Cannon, Inc., applicant.	19 (Freddie O'Connell)
2/21/2017 11:26	3/8/2017 0:00	PLRECAPP	2017M-019PR-001	225 POLK AVENUE CONVEYANCE (OLD BEN WEST LIBRARY)	A request for approval of an ordinance authorizing the conveyance of the Metropolitan Government's interest in the building and parcel of property located at 225 Polk Avenue (Map 093-05-2 Parcel 001) and repealing BL2016-258, requested by the Metro Legal Department, applicant.	19 (Freddie O'Connell)
2/22/2017 8:40	3/8/2017 0:00	PLRECAPP	2017M-027ES-001	3900 ALABAMA AVENUE ABANDONMENT OF EASEMENT RIGHTS	A request for the approval of the abandonment of Easement Rights in the westerly half of the Former Right-of-Way known as 39th Avenue North (previously closed by Council Bill 085-939) (Map 091-12 Parcel 281), requested by Metro Water Services and Dale and Associates, applicants.	24 (Kathleen Murphy)
2/22/2017 9:33	3/8/2017 0:00	PLRECAPP	2017M-020PR-001	MNPS PROPERTY ACQUISITION (Map 092-07 Parcels 358-360)	A request for a resolution authorizing the Director of Public Property, or his designee, to exercise an option to purchase a portion of real property (Map 092-07 Parcels 358, 359 and 360) for the use and benefit of the Metropolitan Nashville Public Schools, requested by the Department of Finance, applicant.	21 (Ed Kindall)
2/24/2017 8:41	3/8/2017 0:00	PLRECAPP	2017M-021PR-001	GALLATIN PIKE COMPLETE STREET PROJECT	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	10 (Doug Pardue)

					the construction of a Complete Street project on Gallatin Pike from Alta Loma Road to Liberty Lane; Fed. Project No. STP-M-NH-6(120), State Project No. 19LPM-F3-147, PIN 123838.00, requested by Metro Public Works, applicant.	
2/27/2017 9:02	3/8/2017 0:00	PLRECAPPR	2017M-009AB-001	ALLEY #1705 PROPOSED ROW ABANDONMENT	A request for approval for abandonment of a portion of Alley #1705, from Westmont Avenue to Alley #1702, between Lynnbrook Road and Cantrell Avenue (see sketch for details), Utility Easement to be retained, requested by Alex Waddey and Metro Public Works, applicants.	24 (Kathleen Murphy)
2/27/2017 9:24	3/8/2017 0:00	PLRECAPPR	2017M-028ES-001	BARCLAY DRIVE STORMWATER IMPROVEMENT PROJECT	A request for permanent and temporary easements, acquired through negotiations and acceptance for the Barclay Drive Stormwater Improvement Project on 2819 and 2821 Barclay Drive (Map 094-03 Parcels 30, 31) (MWS Project No. 17-SWC-180), requested by Metro Water Services, applicant.	06 (Brett Withers)
2/27/2017 10:13	3/8/2017 0:00	PLRECAPPR	2017M-029ES-001	CHEATHAM PLACE II	A request for the abandonment of approximately 225 linear feet of 18-inch Sewer Main, 550 linear feet of 39-inch Sewer Main, 175 linear feet of 12-inch Sewer Main and easements and acceptance of new 69 linear feet of 18-inch Sewer Main, 105 linear feet of 24-inch Sewer Main, 610 linear feet of 48-inch Sewer Main, Sanitary Manholes and any associated easements (Map 081-12 Parcel 414)(MWS Project No. 16-SL-257), requested by Metro Water Services, applicant.	19 (Freddie O'Connell)
3/1/2017 8:58	3/8/2017 0:00	PLRECAPPR	2017M-010AB-001	5212 LOUISIANA AVENUE EASEMENT ABANDONMENT	A request for the abandonment of any easement rights for former 53rd Avenue North, extending from Louisiana Avenue to Alley #1209 (53rd Avenue North was previously abandoned by Council Bill No. 76-96), requested by Metro Water Services and Michael Mitchell, applicants.	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)
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NONE						
SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
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)
9/7/2016 11:49	3/1/2017 0:00	PLAPADMIN	2016S-213-001	AVONDALE PARK PHASE 3 SECTION 3	A request for final plat approval to create 71 lots on property located at Eastwick Lane (unnumbered), approximately 180 feet southwest of Brockton Lane, zoned RS15 (16.21 acres), requested by Crawford & Cummings, P.C., applicant; Avondale Residential, Inc., owner.	22 (Sheri Weiner)
11/22/2016 15:23	3/1/2017 0:00	PLAPADMIN	2017S-020-001	JARDIN DE BELLE SUBDIVISION	A request for final plat approval to shift lot lines on properties located at 312 and 320 Maybelle Lane, at the northwest corner of Belle Park Circle and Forrest Park Drive, zoned R8 and within a Planned Unit Development Overlay District (0.49 acres), requested by Jesse Walker Engineering, applicant; Thomas Lynn Black and Mike and Jane McClain, owners.	34 (Angie Henderson)
12/1/2016 12:06	3/3/2017 0:00	PLAPADMIN	2017S-032-001	MARHADEN POINTE PHASE 2	A request for final plat approval to create 31 lots on property located at 3861 Hamilton Church Road, approximately 550 feet South of Hamilton Church Road, zoned RS10 and within a Planned Unit Development Overlay District (10.3 acres), requested by Wamble and Associates, applicant; Ammon and Ruth Shreiman, owners.	33 (Sam Coleman)
12/6/2016 13:03	3/6/2017 0:00	PLAPADMIN	2017S-036-001	MITCHELL/ERICKS ON SUBDIVISION AMENDMENT	A request for subdivision amendment approval to change the locations of Septic Areas 1, 2 and the proposed building site on property located at 7805 Strawberry Hill Road, approximately 2,530 feet southwest of Ridgewood Road, zoned AR2a (4.6 acres), requested by Chandler Surveying, applicant; Michael William	01 (Nick Leonardo)

					Wilson and Gary Kenneth Davis, owners.	
1/17/2017 9:43	3/6/2017 0:00	PLAPADMIN	2017S-056-001	311 CARTER STREET	A request for final plat approval to dedicate right-of-way and easements on property located at 311 Carter Street, approximately 230 feet west of Foster Avenue, zoned SP-R (3.55 acres), requested by Cherry Land Surveying, applicant; Woodbine Park, LLC, owner.	16 (Mike Freeman)
11/8/2016 15:34	3/7/2017 0:00	PLAPADMIN	2017S-007-001	COCKRILL BEND INDUSTRIAL SUBDIVISION	A request for final plat approval to create two lots on property located at 7201 Cockrill Bend Boulevard, at the southwest corner of Cockrill Bend Boulevard and Tufting Court, zoned IR (23.84 acres), requested by Cherry Land Surveying, applicant; James D. Kay, Jr., Trustee of Pardue 7201 Dynasty Trust, owner.	20 (Mary Carolyn Roberts)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
3/13/17	Approved Extension/Reduction	2013B-015-007	THE RESERVE AT STONE HALL, PHASE 1, SECTION 2B
3/13/17	Approved Extension/Reduction	2014B-036-004	THE RESERVE AT STONE HALL, PHASE 1, SECTION 2D
3/9/17	Approved Extension/Reduction	2013B-022-004	THE GROVE AT CANE RIDGE, PHASE 3
3/1/17	Approved Extension	2011B-018-006	AARONS CRESS, PHASE 1A
3/1/17	Approved Extension	2011B-019-006	AARONS CRESS, PHASE 1B

Schedule

- A. **Thursday, March 23, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, April 13, 2017- [MPC Meeting](#)**; 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, April 20, 2017-[Special Called MPC Meeting](#)**, 6pm, 700 Second Avenue 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