

Metropolitan Planning Commission



Staff Reports

April 27, 2017



Metro Planning Commission Meeting of 04/27/2017

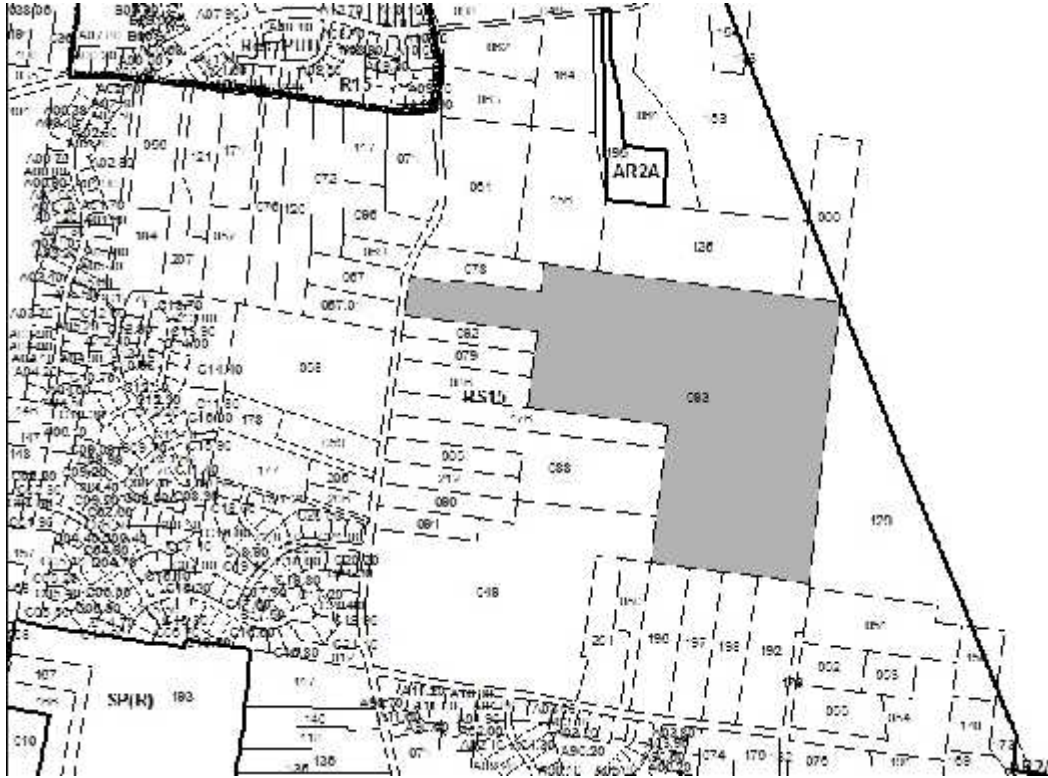
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



SEE NEXT PAGE



Metro Planning Commission Meeting of 04/27/2017



2016SP-062-001

EARHART SUBDIVISION SP

Map 098, Parcel(s) 093

14, Donelson – Hermitage-Old Hickory

12. (Steve Glover)



Project No. Specific Plan 2016SP-062-001
Project Name Earhart Subdivision SP
Council District 12 - Glover
School District 04 - Sherperd
Requested by T-Square Engineering, Inc., applicant; KDS Investments GP, owner.

Deferrals This item was deferred at the February 23, 2017, March 9, 2017, March 23, 2017, and April 13, 2017, Planning Commission meeting. No public hearing was held.

Staff Reviewer Napier
Staff Recommendation *Defer to the May 11, 2017, Planning Commission meeting.*

APPLICANT REQUEST

Zone change to permit up to 180 residential units.

Preliminary SP

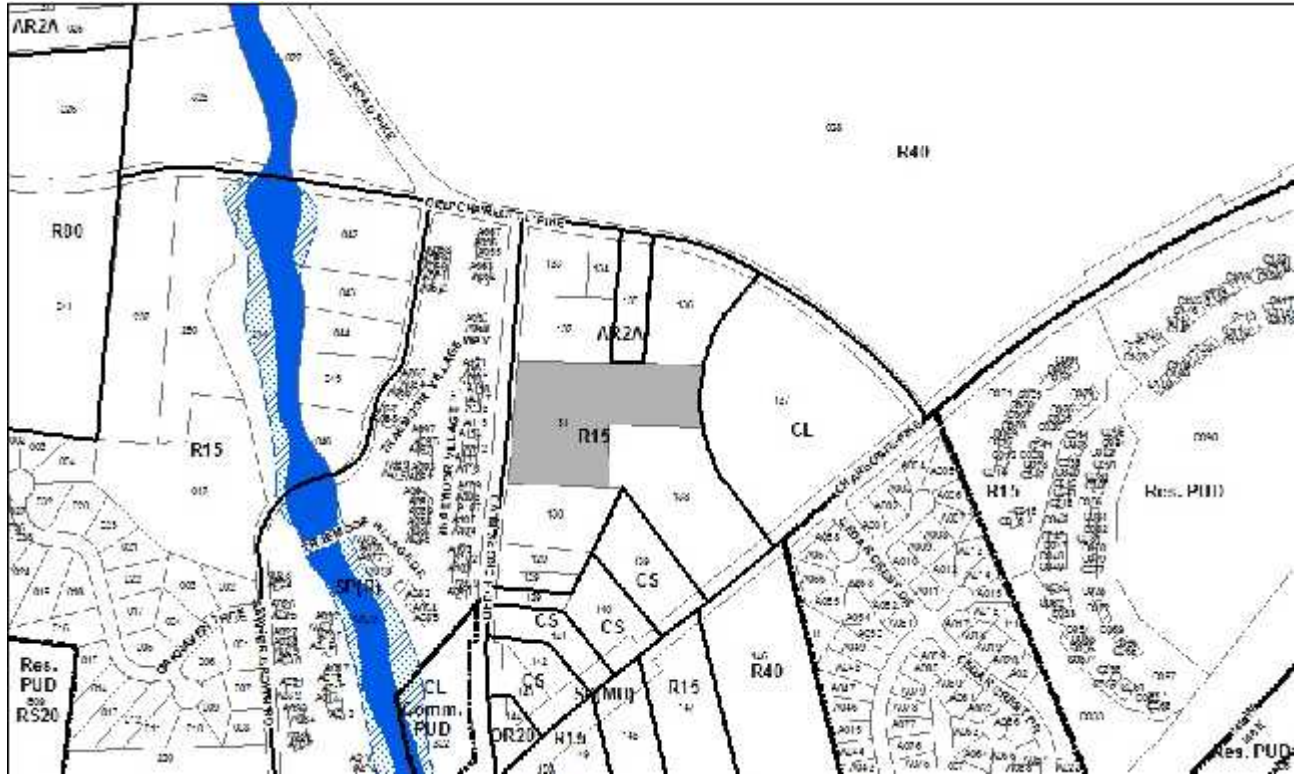
A request to rezone from Single-Family Residential (RS15) to Specific Plan-Residential (SP-R) zoning for property located at Earhart Road (unnumbered), approximately 1,000 feet south of John Hagar Road, (69.76 acres) to allow up to 180 residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the May 11, 2017, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 04/27/2017



2017SP-012-001

730 OLD HICKORY BOULEVARD SP

Map 114, Parcel 131

06, Bellevue

22(Sheri Weiner)



Project No. Specific Plan 2017SP-012-001
Project Name 730 Old Hickory Boulevard SP
Council District 22 - Weiner
School District 09 - Frogge
Requested by Dale & Associates, Inc., applicant; Corinne Knight, owner.

Deferrals This item was deferred at the March 9, 2017, March 23, 2017, and April 13, 2017, Planning Commission meeting. No public hearing was held.

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

APPLICANT REQUEST

Rezone to allow 49 residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R15) to Specific Plan-Residential (SP-R) zoning on property located at 730 Old Hickory Boulevard, approximately 500 feet northwest of Charlotte Pike, (4.07 acres), to permit up to 49 residential units.

Existing Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 11 lots with 2 duplex lots for a total of 13 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development

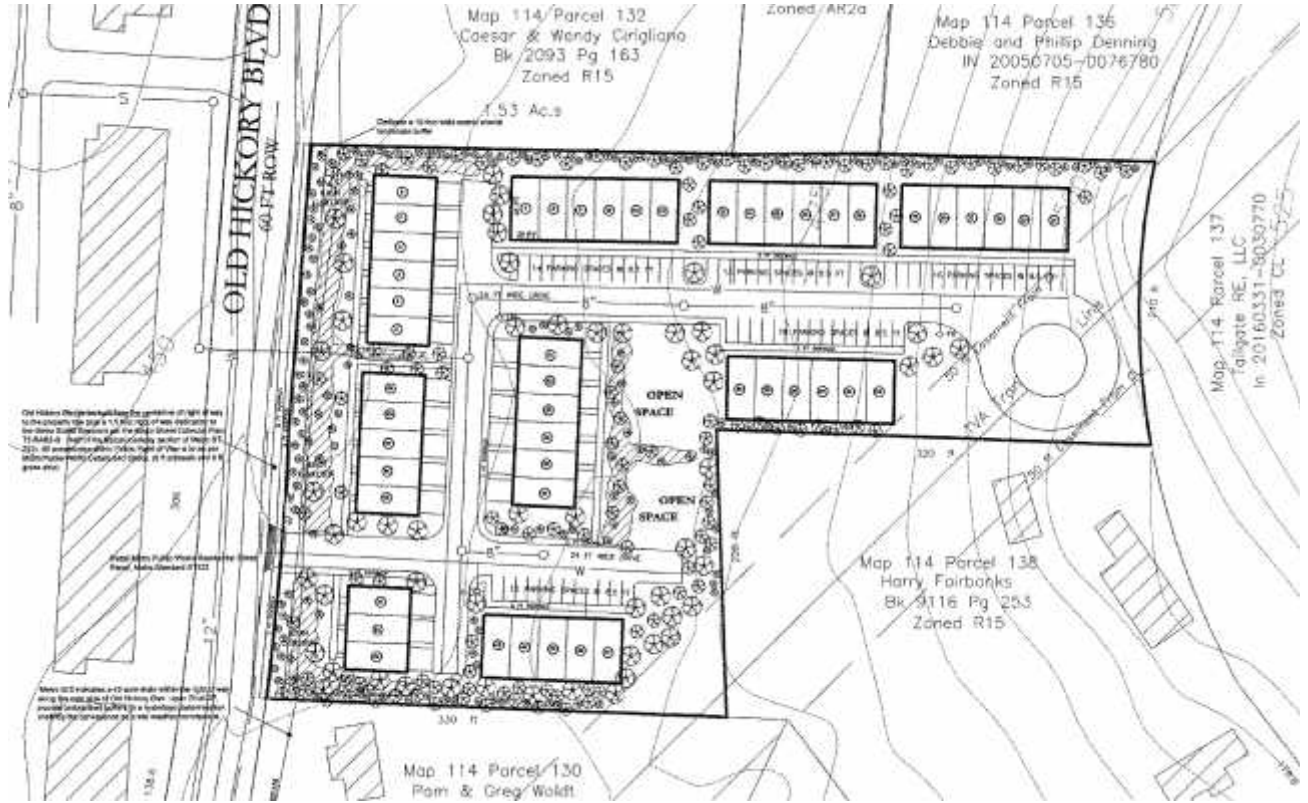
This proposal supports goals for infill development. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. Sidewalks will be provided along Old Hickory Boulevard to establish a new pedestrian network.

BELLEVUE COMMUNITY PLAN

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



Metro Planning Commission Meeting of 04/27/2017



Proposed Site Plan



Metro Planning Commission Meeting of 04/27/2017

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

Consistent with Policy?

Yes. The proposed SP is consistent with the T3 Suburban Neighborhood Evolving Policy. The proposed development provides for additional housing choices within the neighborhood. The proposed sidewalk along Old Hickory Boulevard will start a pedestrian network where none exists today. The development is also respectful of the existing development patterns by providing similar setbacks as the surrounding properties along Old Hickory Boulevard.

PLAN DETAILS

The site is located at 730 Old Hickory Boulevard, on the east side of Old Hickory Boulevard. The site is approximately 4.07 acres in size and is currently in use as a single-family residence.

The plan proposes a total of 49 units with one access drive along Old Hickory Boulevard. A total of 14 units will have frontage along Old Hickory Boulevard. Additional units are placed throughout the site. Six units will be oriented around a large open space in the middle of the proposed plan. Garage parking is available for 20 units with surface parking for all other units. The plan includes a 6 foot wide sidewalk and an 8 foot wide grass strip along Old Hickory Boulevard, consistent with the requirements of the Major and Collector Street Plan. Internal sidewalks are provided throughout the development connecting units to the public sidewalk. The plan also includes a 10 foot wide scenic arterial landscape buffer as required per the Zoning Ordinance.

Conceptual building elevation drawings were not provided within the SP; however, architectural standards have been included and should be demonstrated through architectural elevations submitted with the final SP plan. The proposed residential units will have a maximum height of 3 stories and 35 feet, measured to the roofline.

ANALYSIS

The proposed site plan is consistent with the T3 Neighborhood Evolving Policy in this location and supports one critical planning goal. This development would create additional housing diversity within the area and provides a new pedestrian network along Old Hickory Boulevard.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- Unless a hydrologic determination is provided showing the conveyance along OHB is a wet weather conveyance, all disturbances within the buffers shall be removed (water quality features, sidewalks, etc.) unless an approved SWMC variance is obtained.



Metro Planning Commission Meeting of 04/27/2017

- Any conveyances (ditches, etc.) that traverse this property shall be routed through the site via ditches and / or pipes with PUDE's. No buildings shall encroach within said easement.

HARPETH VALLEY UTILITY DISTRICT

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- If sidewalks are required with this project then they are to be shown on the plans per the MCSP and per MPW standards and specifications. Sidewalks are to be located within dedicated ROW.
- Indicate solid waste and recycling plan for the development, multiple locations or modified pickup schedule are required with this scale of development. Curb side containers for this site appear to be inadequate.
- Comply with MPW Traffic Engineer conditions

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Provide adequate sight distance at access drive. Construct a left turn lane on OHB with adequate transition at access drive. Refurbish pavement markings at OHB and Charlotte Pk intersection.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	4.07	2.9 D	14 U	134	11	15

*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 (220)	4.07	-	49 U	421	28	45

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+287	+17	+30



Metro Planning Commission Meeting of 04/27/2017

METRO SCHOOL BOARD REPORT

Projected student generation existing R15 district: 3 Elementary 2 Middle 2 High
Projected student generation proposed SP-R district: 3 Elementary 2 Middle 1 High

The proposed SP-R zoning district would generate one less student than what is typically generated under the existing R15 zoning district. Students would attend Gower Elementary, H.G. Hill Middle School and Hillwood High School. H.G. Hills Middle School has been identified as over capacity. There is no capacity within the cluster for additional middle school students. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

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

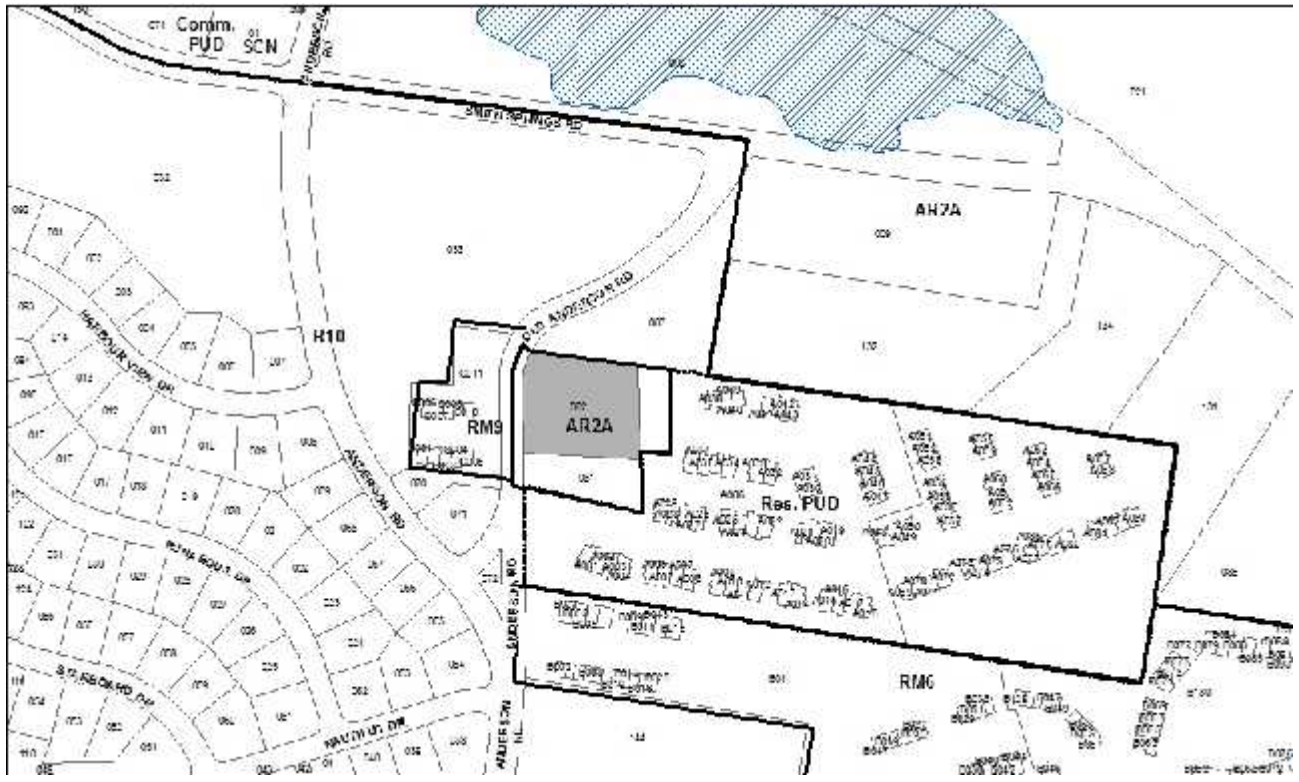
Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses in the SP shall be limited to a maximum of 49 residential units.
2. Revise purpose note to reflect a maximum of 49 units.
3. A type "B" landscape bufferyard shall be installed along the northern and southern property lines.
4. Provide sidewalk connection to Old Hickory Boulevard south of unit number 45.
5. Each unit shall have a sidewalk connection to the proposed sidewalk along Old Hickory Boulevard.
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 RM15-A zoning district as of the date of the applicable request or application.
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. 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.
9. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
10. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
11. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



Metro Planning Commission Meeting of 04/27/2017



2017SP-024-001
3413 OLD ANDERSON SP
Map 136, Parcel(s) 082
13, Antioch – Priest Lake
29 (Karen Johnson)



Project No. Specific Plan 2017SP-024-001
Project Name 3413 Old Anderson Road SP
Council District 29 - Johnson
School District 7 - Pinkston
Requested by Dale and Associates, applicant; Tennessee Avenue Development, LLC, owner.

Deferrals This item was deferred at the March 23, 2017, Planning Commission meeting. No public hearing was held.

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

APPLICANT REQUEST

Preliminary SP to permit up to ten residential units.

Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan-Residential (SP-R) zoning on property located at 3413 Old Anderson Road, approximately 400 feet north of Anderson Road (1.23 acres), to permit ten residential units.

Existing Zoning

Agricultural/Residential (AR2A) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 1 duplex lot for a total of 2 units.*

Proposed Zoning

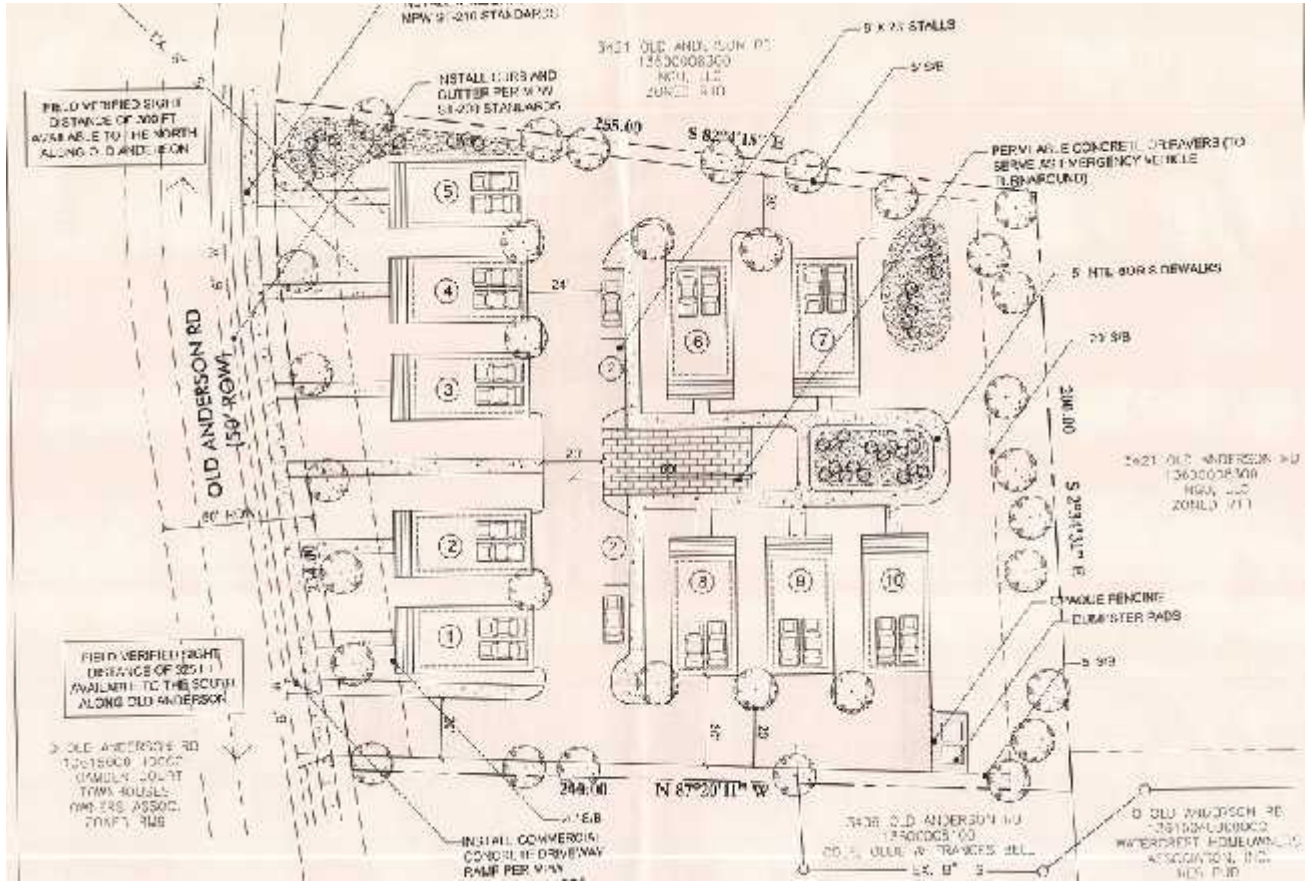
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building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

ANTIOCH – PRIEST LAKE 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.



Metro Planning Commission Meeting of 04/27/2017



Proposed Site Plan



Metro Planning Commission Meeting of 04/27/2017

Consistent with Policy?

Yes. The proposed SP is consistent with the T3 NM policy and is appropriate given the site's location in a suburban area. The T3 NM policy is intended to retain the existing character of the neighborhood. Given the existing uses surrounding the site, the proposed layout and form of the SP will provide an appropriate transition from the single-family housing in the neighborhood to the multi-family housing located directly adjacent to this site.

PLAN DETAILS

The site consists of one parcel located at 3413 Old Anderson Road. The site contains 1.23 acres and is developed with one single-family home. Old Anderson Road is designated as a local street.

The proposed SP includes ten detached residential dwelling units. Five units will front Old Anderson Road and five units will front interior courtyard space located to the rear of the site.

The site will contain a single point of access from Old Anderson Road. All units will contain two-car garages and will be rear loaded. Additional guest parking is being provided on site. Sidewalks will be provided along Old Anderson Road consistent with the local street standards, 5 foot sidewalk and 4 foot grass strip. Units fronting Old Anderson Road will have a pedestrian connection to the public sidewalk. The units located to the rear of the site will have internal pedestrian connections which provide access to the proposed sidewalk along Old Anderson Road.

The proposed residential units shall have a maximum height limitation of 3 stories and 35 feet. Conceptual building elevation drawings were not provided within the SP, however, architectural standards have been included on the plan and shall be demonstrated through architectural elevations submitted with the final SP plan.

ANALYSIS

The proposed plan is consistent with the T3 Suburban Neighborhood Maintenance Policy. This development would provide an additional housing choice within the neighborhood and provides for an appropriate transition given the surrounding land use pattern.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

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



Metro Planning Commission Meeting of 04/27/2017

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.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Provide adequate sight distance at access drive.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.23	0.5 D	0 U	-	-	-

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	1.23		10 U	96	8	11

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+96	+8	+11

METRO SCHOOL BOARD REPORT

Projected student generation existing **AR2-A** district: **0** Elementary **0** Middle **0** High

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

The proposed SP-R zoning district would generate 4 additional students than what is typically generated under the existing AR2-A zoning district. Students would attend Smith Springs Elementary, J.F. Kennedy Middle School and Antioch High School. There is capacity for additional students in Smith Springs Elementary and J.F. Kennedy Middle School. Antioch High school is identified as being full. There is capacity for additional High School students within the adjacent cluster. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

- Will this project include any affordable or workforce housing units? It has not yet been determined.
- If so, how many and what is the percentage of the entire development? Not yet determined
- How will you enforce the affordability requirements? See above
- Have any structures been demolished in the last 12 months? No



Metro Planning Commission Meeting of 04/27/2017

STAFF RECOMMENDATION

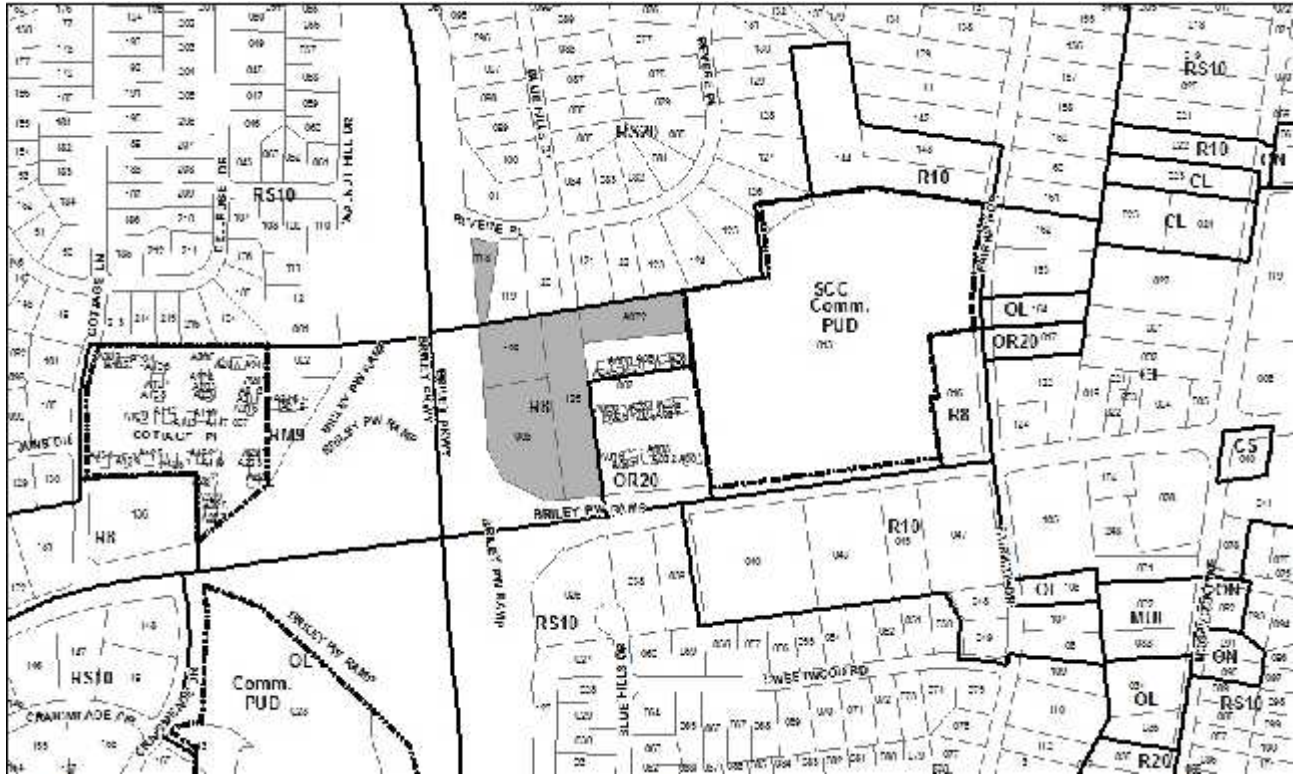
Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses in the SP shall be limited to a maximum of 10 residential units.
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 RM9 zoning district as of the date of the applicable request or application.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



Metro Planning Commission Meeting of 04/27/2017



2017SP-027-001

THE BELAIR MANSION

Map 084-15, Parcel(s) 118

Map 095-03, Parcel(s) 008, 125, 129

Map 095-03-0-A, Parcel(s) 072

14, Donelson-Hermitage-Old Hickory

15 (Jeff Syracuse)



Project No. Specific Plan 2017SP-027-001
Project Name The Belair Mansion
Associated Case 2017HL-004-001
Council District 15 – Syracuse
School District 4 – Shepherd
Requested by Barge Cauthen and Associates, applicant; James and Connie Lewis, owners.

Deferrals This item was deferred at the April 13, 2017, Planning Commission meeting. No public hearing was held.

Staff Reviewer Birkeland
Staff Recommendation *Withdraw.*

APPLICANT REQUEST

Preliminary SP to permit a mixed use development.

Preliminary SP

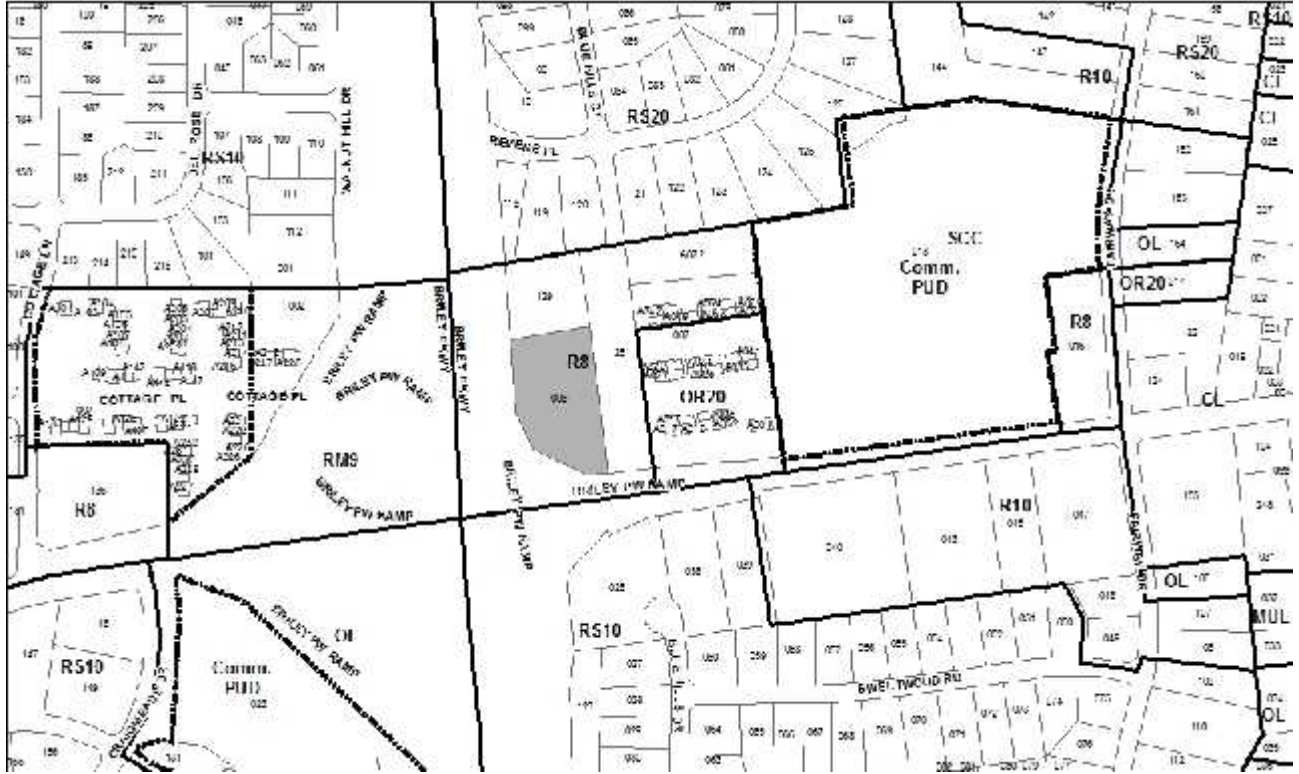
A request to rezone from One and Two-Family Residential (R8) and Single-Family Residential (RS20) to Specific Plan-Mixed Use (SP-MU) zoning on properties located at 2250 and 2254 Lebanon Pike, Lebanon Pike (unnumbered) and Revere Place (unnumbered), at the northeast corner of Briley Parkway and Lebanon Pike, within the Downtown Donelson Urban Design Overlay District (5.92 acres), to permit a mixed-use development.

STAFF RECOMMENDATION

Staff recommends withdrawal at the request of the applicant.



Metro Planning Commission Meeting of 04/27/2017



2017HL-004-001

2250 LEBANON PIKE

Map 095-03, Parcel(s) 008

14, Donelson-Hermitage-Old Hickory

15 (Jeff Syracuse)



Project No. Historic Landmark Overlay 2017HL-004-001
Project Name 2250 Lebanon Pike
Associated Case 2017SP-027-001
Council District 15 – Syracuse
School District 4 – Shepherd
Requested by Councilmember Jeff Syracuse, applicant; Lewis and Connie James, owners.

Deferrals This item was deferred at the April 13, 2017, Planning Commission meeting. No public hearing was held.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the May 11, 2017, Planning Commission meeting.*

APPLICANT REQUEST

Apply a Historic Landmark Overlay.

Historic Landmark Overlay

A request to apply a Historical Landmark Overlay District on property located at 2250 Lebanon Pike, at the northeast corner of Lebanon Pike and Briley Parkway, zoned One and Two-Family Residential (R8), within the Downtown Donelson Urban Design Overlay District (1.85 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the May 11, 2017, Planning Commission meeting at the request of the applicant.



NO SKETCH



Metro Planning Commission Meeting of 04/27/2017

**Items
#5a-f**

Project Nos. and Council Bill Nos.	Text Amendment 2017Z-004TX-001, BL2017-608
	Text Amendment 2017Z-005TX-001, BL2017-609
	Text Amendment 2017Z-006TX-001, BL2017-610
	Text Amendment 2017Z-007TX-001, BL2017-611
	Text Amendment 2017Z-009TX-001, BL2017-653
	Text Amendment 2017Z-012TX-001, BL2017-685
Project Name	Short Term Rental Properties
Council District	Countywide
School District	Countywide
Deferrals	2017Z-004TX-001, 2017Z-005TX-001, 2017Z-006TX-001, and 2017Z-007TX-001 were deferred at the March 9, 2017, Planning Commission meeting. All were deferred at the April 13, 2017, Planning Commission meeting.
Staff Reviewer	Logan
Staff Recommendation	Approve Substitute Ordinance BL2017-608. Also approve Amendment No. 1 should Metro Council decide to consider the amendment. Withdraw BL2017-609 and BL2017-610. Disapprove BL2017-611. Approve BL2017-653. Disapprove BL2017-685 as submitted. Suggest a replacement ordinance.

TEXT AMENDMENTS

Ordinances to amend Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to Short Term Rental Properties.

HISTORY

In February 2015, Metro Council approved Ordinance No. BL2014-909, which established Short Term Rental Property (STRP) as a use accessory to residential uses in Title 17, the Zoning Code. At that time, standards for STRPs were also added to Title 6 of the Metropolitan Code by BL2014-951.

Since 2015, the STRP standards continue to be modified to balance the needs of neighborhoods and STRP owner/operators. Most recently, Ordinance No. BL2016-492, which moved all of the standards from Title 6 to Title 17, was approved by Metro Council on February 21, 2017.

PROPOSED TITLE 17 (ZONING CODE) AMENDMENTS

BL2017-608 revises the Zoning Code to create two uses: STRP (Owner-Occupied) and STRP (Not Owner-Occupied). STRP (Owner-occupied) would remain as an accessory use to residential uses. STRP (Not Owner-Occupied) would be a commercial use that is permitted with conditions in zoning districts where multi-family residential uses and hotels are permitted, which does not include AG, AR2a, R, R-A, RS and RS-A zoning districts.



Metro Planning Commission Meeting of 04/27/2017

This ordinance would allow permits issued under previous regulations to be renewed prior to their expiration until June 28, 2019.

BL2017-609 establishes a 12 month moratorium on new Type 2 and Type 3 permits in R and RS zoning districts.

BL2017-610 establishes a 36 month moratorium on new Type 2 and Type 3 permits in R and RS zoning districts.

BL2017-611 requires a statement that the applicant has notified any Home Owner Associations, Condominium Associations, or other such community associations prior to issuance of a STRP permit and a statement as to whether those organizations object to the STRP.

BL2017-653 adds two forms of identification to the list of documents acceptable to demonstrate owner-occupation.

BL2017-685 allows an online marketplace operator to submit aggregate data and apply for permits on behalf of a STRP operator, and allows Metro to request that operators with violations or operators without permits be removed from an online marketplace. Reduces occupancy to more than twice the number of sleeping rooms plus four or ten persons, whichever is lower. Reduces census tract limitation outside the Urban Zoning Overlay (UZO) from 3% to 2.5%

ANALYSIS

NashvilleNext provides the following guidance for home-based businesses:

Element: Economic & Workforce Development

Goal: EWD 1

Nashville will have a thriving economy, built on a diversity of economic sectors that are nationally and internationally competitive, mid to large size businesses that provide a large and diverse number of employment opportunities, and entrepreneurial and small businesses that support our quality of life.

Policy: EWD 1.1

Support entrepreneurs and small businesses by providing locations to develop and grow new businesses, business development training, support for small business and start up districts, and clear laws and regulations.

Action: Create rules that allow home based businesses in existing neighborhoods without disrupting the character and enjoyment of those neighborhoods.

There is dispute among stakeholders regarding the degree to which STRPs, especially not owner-occupied STRPs, disrupt the character and enjoyment of neighborhoods. When Title 17 was first amended to define STRPs and permit them as a use accessory to residential uses, the information presented to staff reflected a home-sharing model, where home owners were frequently present when transient guests were present. Over time, a segment of the STRP market has been not owner-



Metro Planning Commission Meeting of 04/27/2017

occupied STRPs, which operate more like a commercial use because homeowners are not on the property throughout the stay of the guests, resulting in a lack of oversight and accountability to neighbors. BL2017-608 would continue to allow home-sharing as owner-occupied STRPs, but prohibit not owner-occupied STRPs in AG, AR2a, R, R-A, RS and RS-A districts.

BL2017-609 and BL2017-610 have been requested for withdrawal by the sponsors.

Current STRP regulations require that an application include a statement that “the applicant has confirmed that operating the proposed STRP would not violate any Home Owners Association agreement or bylaws, Condominium Agreement, Covenants, Codes and Restrictions or any other agreement governing and limiting the use of the proposed STRP property.” As amended, BL2017-611 would require a statement that the applicant has notified the Home Owners Association, Condominium Association, or other such community association which governs the proposed STRP property. It also requires the applicant to advise “the department of codes administration of any objection or opposition to the application by any such association of which the applicant is aware.” This opposition would not be a basis for the denial of the STRP permit and can only lead to confusion regarding the purpose and effect of the declaration. The Department of Law should be consulted as to whether Metro can enforce HOA or other private agreements.

BL2017-653 adds two additional types of documentation for owner-occupation, which allows applicants without traditional forms of identification to prove owner-occupancy:

- current employer verification of residential address or a letter from the employer on company letterhead with original signature. (If the employer does not have letterhead, the signature of the employer must be notarized.) and
- current automobile, life or health insurance policy.

BL2017-685 inserts requirements for the online marketplace operator in the issuance of a use permit for the individual STRP permit holder. If Metro Council desires to create standards for the online marketplace operator, those requirements are better included in Title 6, since they are not related to land use regulations. This ordinance allows online marketplace operators to submit permits on behalf of a short term rental operator. While this method allows some online marketplace operators to require permits for registration, Planning suggests working with online marketplace operators so that the platforms can require permits, but still allow Metro to verify the permit requirements. Additionally, this ordinance allows Metro to “request that it voluntarily remove a listing from the online marketplace,” but does not require the online marketplace operator to remove the listing. It should be noted that Metro or any other entity could already make this request. The ordinance also sets out an administrative subpoena process. However, Metro Charter Section 18.10 states:

The council, the civil service commission, the board of education and every other officer and agency of the metropolitan government authorized to conduct investigations or to hold hearings shall have power to compel the attendance of witnesses and the production of books, papers and records pertinent to the investigation or hearing, and to administer oaths to witnesses. If any person fails or refuses to obey a reasonable order for attendance or reasonable order for the production of books and papers, the council, board or other agency is authorized to apply to the chancery court for an order requiring that the order of the council, board or other agency be obeyed.



Metro Planning Commission Meeting of 04/27/2017

Furthermore, the online marketplace operator would submit data to Metro, but only aggregate data of all listings, making it unusable for Metro either for permitting or tax audits. Lastly, BL2017-685 reduces the limit of single-family and two-family permits for census tracts outside of the UZO and limits occupancy to twice the number of sleeping rooms plus four or ten persons, whichever is lower. If the Metro Council chooses to accomplish the goals of BL2017-685, standards for online marketplace could be provided in Title 6 of the Metro Code as shown at the end of this report.

ENFORCEMENT

No matter which STRP standards are in place, enforcement of the standards will remain an issue. The Planning Department suggests that Metro create an administrative review process, which could include hearing complaints against STRP operators, levying fines in excess of the judicial fine limitation of \$50, and coordinating with the Department of Codes Administration and Police Department. It is important for Metro to continue to work with online marketplace operators to understand how their platforms can facilitate enforcement.

If an administrative review process is in place and there are standards in place for the Online Marketplace itself, the Metro Council may consider amending BL2017-608 to allow a limited number of STRP (Not Owner-occupied) in AG, AR2a, R, R-A, RS and RS-A with additional standards. These standards include limiting occupancy to twice the number of sleeping rooms plus four or ten, whichever is less and limiting the number of permits within the UZO to 3% per census tract and outside the UZO to 2.5% per census tract. As an option for the Metro Council, the amendment is also included at the end of this report. With substantial fines and aggressive enforcement, the STRP (Not Owner-occupied) use has the potential to exist in neighborhoods without disrupting the character and enjoyment of those neighborhoods, which is the standard included in NashvilleNext.

ZONING ADMINISTRATOR RECOMMENDATION

BL2017-608 – Approve substitute and approve amendment.

BL2017-609 – Withdraw.

BL2017-610 – Withdraw.

BL2017-611 – Disapprove.

BL2017-653 – Approve.

BL2017-685 – Disapprove as currently drafted.

STAFF RECOMMENDATION

Staff recommends the following:

- Approve Substitute Ordinance BL2017-608 to insert “properly issued and maintained” into Section 8, to clarify that no new STRP permit can be issued from the date of the revocation, and to allow permit applications to be submitted by an Online Marketplace. Also approve Amendment No. 1 should the Metro Council decide to consider allowing STRP (Not Owner-occupied) in AG, AR2a, R, R-A, RS and RS-A with an administrative review process and standards for an Online Marketplace.
- Withdraw BL2017-609 and BL2017-610.
- Disapprove BL2017-611. If the Metro Council proceeds with BL2017-611, the ordinance should be amended to delete the word “pending.”



Metro Planning Commission Meeting of 04/27/2017

- Approve BL2017-653.
- Disapprove BL2017-685. Suggest a replacement ordinance for Online Marketplace standards in Title 6.

Additionally, staff recommends removing all fees from the STRP standards and suggesting a fee resolution, included below, consistent with other Zoning Code permitting fees. The review fees should be increased, in order to reflect Metro's time in reviewing STRP applications, administering the program and enforcing STRP standards.

SUBSTITUTE ORDINANCE NO. BL2017-608

Staff recommendation: Approve substitute and Amendment No. 1, included below

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

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

Section 1. That Section 17.04.060 of the Metropolitan Code of Laws is hereby amended by deleting the definition for “Short term rental property (STRP)” therein and substituting the following in lieu thereof:

“Short term rental property (STRP) – Owner-Occupied” means an owner-occupied residential dwelling unit containing not more than four sleeping rooms that is used and/or advertised through an online marketplace for rent for transient occupancy by guests.

“Short term rental property (STRP) – Not Owner-Occupied” means a residential dwelling unit that is not owner-occupied containing not more than four sleeping rooms that is used and/or advertised through an online marketplace for rent for transient occupancy by guests.

Section 2. That section 17.08.030 (District land use tables) of the Metropolitan Code of Laws is hereby amended by deleting “Short term rental property (STRP)” in its entirety.

Section 3. That section 17.08.030 (District land use tables) of the Metropolitan Code of Laws is hereby further amended by adding “Short term rental property (STRP) – Owner-Occupied” as an accessory (A) use in AG, AR2a, RS80 through RS3.75, R80 through R6-A, RM2 through RM20-A, RM40 through RM100-A, MHP, MUN and MUN-A, MUL and MUL-A, MUG and MUG-A, MUI and MUI-A, ON, OG, OR20 through OR40-A, ORI and ORI-A, CN and CN-A, CL and CL-A, CS and CS-A, CA, CF, DTC-North, DTC-South, DTC-West, DTC- Central, SCN, SCC, IWD, IR and IG.



Metro Planning Commission Meeting of 04/27/2017

Section 4. That section 17.08.030 (District land use tables) of the Metropolitan Code of Laws is hereby further amended by adding under Commercial Uses “Short term rental property (STRP) – Not Owner-Occupied” as a use permitted with conditions (PC) in RM2 through RM20-A, RM40 through RM100-A, MUN and MUN-A, MUL and MUL-A, MUG and MUG-A, MUI and MUI-A, OG, OR20 through OR40-A, ORI and ORI-A, CN and CN-A, CL and CL-A, CS and CS-A, CA, CF, DTC North, DTC South, DTC-West, DTC Central, SCN, SCC and SCR.

Section 5. That section 17.16.250.E of the Metropolitan Code of Laws is hereby further amended by changing the name from “Short term rental property (STRP).” to “Short term rental property (STRP) – Owner-Occupied.”

Section 6. That Section 17.16.250.E of the Metropolitan Code is hereby amended by deleting subsection 17.16.250.E.1 in its entirety and substituting the following in lieu thereof:

1. Permit required. No person or entity shall operate a STRP or advertise a residential property for use as a STRP without the owner of the property first having obtained a STRP permit issued by the department of codes administration in accordance with the provisions of this chapter. Any advertising or description of a STRP on any internet website must: (a) prominently display the permit number for the STRP unit; or (b) include an image of the permit, or a link to an image of the permit, in which the permit number is legible.

Section 7. That section 17.16.250.E.2.b.v of the Metropolitan Code of Laws is hereby further amended by deleting the first “that.”

Section 8. That Section 17.16.250 of the Metropolitan Code is hereby amended by adding a new subsection E.2.c.:

An online marketplace operator may, with consent of the STRP operator, submit an application on behalf of an STRP operator. The online marketplace provider shall provide to the city the following information for any such STRP permit application: The name of the person applying and their phone number and email address; the STRP address; the STRP owner's tax assessment address (if different than the STRP address); and permit type. Required affidavit and documentation of Owner-occupation shall be provided by the STRP owner/operator.

Section 9. That Section 17.16.250 of the Metropolitan Code is hereby amended by deleting subsection E.4.i.ii(1), renumbering the remaining subsections and adding a new subsection E.4.i.ii(2),

An online marketplace operator may, with consent of the STRP operator, submit an application on behalf of an STRP operator. The online marketplace provider shall provide to the city the following information for any such STRP permit application: The name of the person applying and their phone number and email address; the STRP address; the STRP owner's tax assessment address (if different than the STRP address); and permit type. Required affidavit and documentation of Owner-occupation shall be provided by the STRP owner/operator.



Metro Planning Commission Meeting of 04/27/2017

Section ~~107~~. That Section 17.16.070 of the Metropolitan Code is hereby amended by adding the following as subsection 17.16.070.U thereto and renumbering the remaining sections.

U. Short term rental property (STRP) – Not Owner-Occupied.

1. No person or entity shall operate a STRP or advertise a residential property for use as a STRP without the owner of the property first having obtained a STRP permit issued by the department of codes administration in accordance with the provisions of this chapter. Any advertising or description of a STRP on any internet website must: (a) prominently display the permit number for the STRP unit; or (b) include an image of the permit, or a link to an image of the permit, in which the permit number is legible.
2. Application.
 - a. STRP permit applications shall be valid for ninety (90) calendar days from the date filed and shall expire if the application process has not been completed within that time.
 - b. The STRP permit application shall verify by affidavit that all of the information being provided is true and accurate and the application shall include the following information:
 - i. The name, telephone number, address, and email address of the owner and of a person or business ("responsible party") residing or located within twenty-five miles of the STRP that is responsible for addressing all maintenance and safety concerns;
 - ii. Proof of insurance evidencing homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than one million dollars per occurrence.
 - iii. Proof of written notification to the owner of each adjacent property prior to filing the application. For each such adjacent property, proof of written notification shall be: (a) a signature of an owner; (b) a signed receipt of U.S. registered or certified mail addressed to an owner; or (c) notice from the U.S. Postal Service that registered or certified mail to an owner was refused or not timely accepted.
 - iv. A statement that that the applicant has confirmed that operating the proposed STRP would not violate any Home Owners Association agreement or bylaws, Condominium Agreement, Covenants, Codes and Restrictions or any other agreement governing and limiting the use of the proposed STRP property.
 - vi. Proof of payment of all taxes due, including property taxes and, for permit renewals, all applicable room, occupancy, and sales taxes required by state law or the Metropolitan Code.
 - c. An online marketplace operator may, with consent of the STRP operator, submit an application on behalf of an STRP operator. The online marketplace provider shall provide to the city the following information for any such STRP permit application: The name of the person applying and their phone number and email address; the STRP address; the STRP owner's tax assessment address (if different than the STRP address); and permit type. Required affidavit shall be provided by the STRP owner/operator.



Metro Planning Commission Meeting of 04/27/2017

3. Signage. Any sign, as defined in Section 17.32.030.B of this Zoning Code, on a property used for a STRP shall be governed by the provision of Chapter 17.32, Sign Regulations, of this Zoning Code.

4. Regulations.

- a. All STRP occupants shall abide by all applicable noise restrictions and regulations regarding the public peace and welfare contained in the Metropolitan Code, and all applicable waste management provisions of Chapter 10.20 of the Metropolitan Code.
- b. The STRP shall meet all applicable requirements of the state and local building and fire safety codes, including, but not limited to, having approved smoke alarms meeting Underwriters Laboratory (UL) 217 standards installed as follows
 - i. In all sleeping areas.
 - ii. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
 - iii. In each story within the sleeping unit, including basements.
- c. Parking shall be provided as required by Section 17.20.030. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the STRP use.
- d. No food shall be prepared for or served to the transient by the permit holder.
- e. The principal renter of a STRP unit shall be at least twenty-one years of age.
- f. Maximum occupancy. The maximum number of occupants permitted on a STRP property at any one time shall not exceed more than twice the number of sleeping rooms plus four. Simultaneous rental to more than one party under separate contracts shall not be allowed. The occupancy maximum shall be conspicuously posted within the STRP unit. Advertising a STRP for more occupants than allowed by this regulation shall be grounds for revocation of the permit.
- g. The STRP owner shall not receive any compensation or remuneration to permit occupancy of a STRP for a period of less than twenty-four hours. The maximum stay for any guest shall be thirty consecutive days.
- h. The name and telephone number of the local responsible party shall be conspicuously posted within the STRP unit. The responsible party shall answer calls twenty-four hours a day, seven days a week for the duration of each short term rental period to address problems associated with the STRP.
- i. Expiration and renewal of permit.
 - i. A STRP permit shall expire three hundred sixty-five days after it is issued unless it is renewed prior to its expiration.
 - ii. For STRP units that have received no documented complaints to Metro Codes, Police, or Public Works during the most recent permit period, a renewal application may be submitted by mail, online, or in person according to regulations promulgated by the Metro Codes Department. All such renewal applications shall include:
 - (1) ~~the payment of a fifty dollar renewal fee; and~~
 - ~~(2)~~—a statement verified by affidavit that:
 - (a) includes all of the information required in an application under Section 17.16.250.E.2; and



Metro Planning Commission Meeting of 04/27/2017

- (b) the STRP continues to be in full compliance with all applicable laws, including the payment of all applicable taxes.
- (2) An online marketplace operator may, with consent of the STRP operator, submit an application on behalf of an STRP operator. The online marketplace provider shall provide to the city the following information for any such STRP permit application: The name of the person applying and their phone number and email address; the STRP address; the STRP owner's tax assessment address (if different than the STRP address); and permit type. Required affidavit shall be provided by the STRP owner/operator.
- iii. For an STRP that has received no documented complaints to Metro Codes, Police, or Public Works during the most recent permit period, a 30 calendar day grace period for renewal after the expiration of the STRP permit may be allowed by the zoning administrator upon a showing by the owner of a reasonable explanation other than neglect or mistake for the delay.
- iv. For an STRP with documented complaints to Metro Codes, Police, or Public Works during the most recent permit period, no grace period shall be allowed and all permit renewal applications shall be submitted timely. The permit may be renewed upon the payment of a ~~fifty dollar~~ renewal fee, and the submission of a statement verified by affidavit that includes all of the information required in an application under Section 17.16.250.E.2.
- j. The permit holder shall be responsible for collecting and remitting all applicable room, occupancy, and sales taxes required by state law or the Metropolitan Code.
- k. A STRP permit shall not be transferred or assigned to another individual, person, entity, or address, nor shall the permit authorize any person, other than the person named therein, to operate a STRP on the property.
- l. Denial or Revocation of Permit.
 - i. Upon the filing of a complaint regarding a STRP permit, the department of codes administration shall notify the permit holder in writing or by e-mail of such complaint.
 - ii. If the Zoning Administrator determines, based on reasonably reliable information that the Zoning Administrator has obtained including without limitation public records or reports, records of regularly conducted activity, or a direct or online statement against a person's own interest, that three violations of this section or other Code sections referenced in this section have occurred within a 12 month period, the permit to operate a STRP may be revoked.
 - iii. Before revoking any permit, the department of codes administration shall give the permit holder fifteen days written notice of the alleged violation(s) against him/her.
 - iv. Any denial or revocation of a STRP permit may be appealed to the board of zoning appeals as an administrative appeal pursuant to Section 17.40.180.A. of the Metropolitan Zoning Code.
 - v. Once a STRP permit has been revoked, no new permit shall be issued to the applicant for the same property for a period of one year from the date of the revocation.



Metro Planning Commission Meeting of 04/27/2017

vi. The penalty for operating a short term rental property without a permit shall be:

- (1) A fifty dollar fine as imposed by a court of competent jurisdiction. Each day of operation without a permit shall constitute a separate offense.
- (2) Upon a finding by the Board of Zoning Appeals that a short term rental property has operated without a permit, there shall be a waiting period of up to one year from the date of such finding for the property to become eligible for a STRP permit, as determined by the BZA. Properties that have been denied a permit by the Board of Zoning Appeals and made subject to the one (1) year waiting period prior to October 4, 2016 may re-appeal to the Board of Zoning Appeals with no payment of an appeal fee. The length of the waiting period shall be based upon whether the operator was aware or unaware of the requirement that the STRP have a permit. Evidence to be evaluated in making this decision may include but is not limited to:
 - (a) the testimony of the STRP operator;
 - (b) the testimony of neighbors or others with knowledge of the STRP operation;
 - (c) evidence that the operator was informed of the requirement and disregarded this information;
 - (d) evidence that the operator had looked into requirements and misunderstood them;
 - (e) prior or repeat offenses by the operator under this section; and
 - (f) whether the operator, upon being informed of the requirement, obtained or attempted to obtain a permit before renting the STRP again.
- (3) Upon a finding of a court of competent jurisdiction that a short term rental property has operated without a permit, in addition to any other relief granted, there shall be a waiting period of three years from the date of such finding for the property to become eligible for a STRP permit.

Section 118. Notwithstanding the foregoing, properly issued and maintained permits issued under previous regulations may be renewed prior to their expiration until June 28, 2019.

Section 129. The Metropolitan Clerk is directed to send a copy of this Ordinance to the Zoning Administrator for the Metropolitan Department of Codes Administration.

Section 130. This Ordinance shall take effect from and after its enactment 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: Larry Hagar, Kevin Rhoten, Angie Henderson, Mina Johnson, Freddie O'Connell



Metro Planning Commission Meeting of 04/27/2017

Amendment No. 1

TO

SUBSTITUTE ORDINANCE NO. BL2017-608

Mr. President –

I move to amend Ordinance No. BL2017-608 as follows:

I. By amending Section 4 by deleting it in its entirety and substituting therefore the following:

Section 4. That section 17.08.030 (District land use tables) of the Metropolitan Code of Laws is hereby further amended by adding under Commercial Uses “Short term rental property (STRP) – Not Owner-Occupied” as a use permitted with conditions (PC) in AG, AR2a, RS80 through RS3.75, R80 through R6-A, RM2 through RM20-A, RM40 through RM100-A, MUN and MUN-A, MUL and MUL-A, MUG and MUG-A, MUI and MUI-A, OG, OR20 through OR40-A, ORI and ORI-A, CN and CN-A, CL and CL-A, CS and CS-A, CA, CF, DTC North, DTC South, DTC-West, DTC Central, SCN, SCC and SCR.

II. By amending Section 6 by adding the following at the end of subsection 17.16.250.E.1:

Only one permit for STRP (Owner-occupied) or STRP (Not Owner-occupied) shall be issued per lot in Single-Family and One and Two-Family zoning districts.

III. By amending Section 10 by deleting subsection 17.16.070.U.1 and substituting therefore the following:

1. Permit required.

a. No person or entity shall operate a STRP or advertise a residential property for use as a STRP without the owner of the property first having obtained a STRP permit issued by the department of codes administration in accordance with the provisions of this chapter. Any advertising or description of a STRP on any internet website must: (a) prominently display the permit number for the STRP unit; or (b) include an image of the permit, or a link to an image of the permit, in which the permit number is legible. Only one permit for STRP (Owner-occupied) or STRP (Not Owner-occupied) shall be issued per lot in Single-Family and One and Two-Family zoning districts.

b. Limits on quantities. For census tracts that overlap with the Urban Zoning Overlay (UZO) District, no more than three percent of the single-family or two-family residential units within each census tract shall be permitted as STRP (Not owner-occupied). For all other census tracts, no more than two and a half percent of the single-family or two-family residential units within each census tract shall be permitted as STRP (Not owner-occupied).



Metro Planning Commission Meeting of 04/27/2017

IV. By amending Section 10 by deleting subsection 17.16.070.U.4.f and substituting therefore the following:

- f. Maximum occupancy. In R, R-A, RS and RS-A districts, the maximum number of occupants permitted on a STRP property at any one time shall not exceed more than twice the number of sleeping rooms plus four or ten, whichever is less. In all other districts, tThe maximum number of occupants permitted on a STRP property at any one time shall not exceed more than twice the number of sleeping rooms plus four. Simultaneous rental to more than one party under separate contracts shall not be allowed. The occupancy maximum shall be conspicuously posted within the STRP unit. Advertising a STRP for more occupants than allowed by this regulation shall be grounds for revocation of the permit.

V. By amending Section 11 by deleting it in its entirety and renumbering the remaining Sections.

~~Section 11. Notwithstanding the foregoing, properly issued and maintained permits issued under previous regulations may be renewed prior to their expiration until June 28, 2019.~~

ORDINANCE NO. BL2017-609

Staff recommendation: Withdraw

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

WHEREAS, Nashville has witnessed an exponential growth in the number of non-owner occupied short term rental property (STRP) units following the initial allowance of STRPs as an accessory use, many of which are owned and operated by investors; and

WHEREAS, at the January 3, 2017, Metropolitan Council public hearing, the Council was presented with evidence detailing neighborhood concerns with the operation of non-owner occupied STRPs, including public intoxication, lewdness, and loud noise; and

WHEREAS, despite a large and growing volume of complaints from neighborhood residents regarding STRPs, a report submitted December 20, 2016 by Fiscal Choice Consulting, LLC confirmed that no STRP property owner has had a permit revoked for code violations; and

WHEREAS, the report by Fiscal Choice Consulting, LLC further recited a lengthy number of recommendations for improvements to the Metropolitan Department of Codes Administration, particularly within the Property Standards Division; and



Metro Planning Commission Meeting of 04/27/2017

WHEREAS, barring immediate and drastic changes to the efficacy of property standards enforcement, it is necessary to avoid further exacerbating the problem and to promptly halt further increases in the number of non-owner occupied STRPs within residential areas until more effective regulatory methods can be adopted; and

WHEREAS, enacting a limited duration moratorium of 12 months, in good faith, upon non-owner occupied STRPs in residential areas will provide time for the Council to study the effectiveness of the increased enforcement efforts and to develop a comprehensive plan and appropriate zoning ordinances for the consideration of non-owner occupied STRPs in the future.

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

Section 1. That section 17.16.250.E of the Metropolitan Code is hereby amended by adding the following as subsection 17.16.250.E.5:

5. Moratorium. Beginning May 1, 2017 and continuing for 12 months thereafter, a moratorium shall be placed upon the issuance of any new permit for the operation of any Type 2 or Type 3 STRP located within the RS and R zoning districts or within a SP district that permits a STRP in single or two-family dwellings. This moratorium shall not preclude the renewal of STRP permits to (a) current permit holders in good standing who have committed no more than two (2) violations of section 17.16.250.E within the preceding 12-month period, or (b) applicants with current STRP applications on file with the Metropolitan Department of Codes Administration.

Section 2. The Metropolitan Clerk is directed to send a copy of this Ordinance to the Zoning Administrator for the Metropolitan Department of Codes Administration.

Section 3. This Ordinance shall take effect from and after its enactment, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Steve Glover, Robert Swope, Sheri Weiner, Burkley Allen

ORDINANCE NO. BL2017-610

Staff recommendation: Withdraw

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

WHEREAS, the emergence and popularity of short term rental property (STRP) units has paralleled Nashville's popularity as a tourist destination city, thereby providing an available alternative to hotel and motel operations and affording greater flexibility to tourists and visitors; and



Metro Planning Commission Meeting of 04/27/2017

WHEREAS, STRP units have begun contributing significantly to the Metropolitan Government tax revenues through the Hotel Occupancy Privilege Tax assessed upon STRP units pursuant to chapter 5.12 of the Metropolitan Code of Laws, a portion of which proceeds are dedicated for appropriation to the Barnes Fund for Affordable Housing; and

WHEREAS, Nashville has nevertheless witnessed an exponential growth in the number of non-owner occupied short term rental property (STRP) units following the initial allowance of STRPs as an accessory use, many of which are owned and operated by investors; and

WHEREAS, at the January 3, 2017, Metropolitan Council public hearing, the Council was presented with evidence detailing neighborhood concerns with the operation of non-owner occupied STRPs, including public intoxication, lewdness, and loud noise; and

WHEREAS, despite a large and growing volume of complaints from neighborhood residents regarding STRPs, a report submitted December 20, 2016 by Fiscal Choice Consulting, LLC confirmed that no STRP property owner has had a permit revoked for code violations; and

WHEREAS, the report by Fiscal Choice Consulting, LLC further recited a lengthy number of recommendations for improvements to the Metropolitan Department of Codes Administration, particularly within the Property Standards Division; and

WHEREAS, barring immediate and drastic changes to the efficacy of property standards enforcement, it is necessary to avoid further exacerbating the problem and to promptly halt further increases in the number of non-owner occupied STRPs within residential areas until more effective regulatory methods can be adopted; and

WHEREAS, enacting a limited duration moratorium of 36 months, in good faith, upon non-owner occupied STRPs in residential areas will provide time for the Council to study the effectiveness of the increased enforcement efforts and to develop a comprehensive plan and appropriate zoning ordinances for the consideration of non-owner occupied STRPs in the future.

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

Section 1. That section 17.16.250.E of the Metropolitan Code is hereby amended by adding the following as subsection 17.16.250.E.5:

5. Moratorium. Beginning May 1, 2017 and continuing for 36 months thereafter, a moratorium shall be placed upon the issuance of any new permit for the operation of any Type 2 or Type 3 STRP located within the RS and R zoning districts or within a SP district that permits a STRP in single or two-family dwellings. This moratorium shall not preclude the renewal of STRP permits to (a) current permit holders in good standing who have committed no more than two (2) violations of section 17.16.250.E within the preceding 12-month period, or (b) applicants with current STRP applications on file with the Metropolitan Department of Codes Administration.



Metro Planning Commission Meeting of 04/27/2017

Section 2. The Metropolitan Clerk is directed to send a copy of this Ordinance to the Zoning Administrator for the Metropolitan Department of Codes Administration.

Section 3. This Ordinance shall take effect from and after its enactment, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Nancy VanReece

**ORDINANCE NO. BL2017-611
as amended by Amendment No. 1
on March 7, 2017**

Staff recommendation: Disapprove

An ordinance amending Section 17.16.250 of the Metropolitan Code of Laws to require the consent of adjacent property owners, Home Owner Associations, Condominium Associations, or other such community associations prior to issuance of a Short Term Rental Property permit (Proposal No. 2017Z-007TX-001).

WHEREAS, short term rental property (STRP) units pose potential disruption to the quality of life for neighborhoods and other residential areas; and

WHEREAS, to reduce the potential for such disruption, STRP permit applicants should obtain the consent of adjacent property owners as well as any Home Owners Association, Condominium Association, or other such community association that governs the proposed STRP property.

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

Section I. That section 17.16.250 of the Metropolitan Code of Laws is hereby amended by deleting subsection 17.16.250.E.2.iii in its entirety and substituting the following in lieu thereof:

- ~~iii. Proof of the consent to the issuance of a STRP permit by each owner of each adjacent property prior to filing the application. Such proof of consent shall consist of a statement signed and dated by each adjacent property owner(s) verifying that the STRP permit may be issued with his/her consent.~~

Section II. That section 17.16.250 of the Metropolitan Code of Laws is hereby further amended by deleting subsection 17.16.250.E.2.v in its entirety and substituting the following in lieu thereof:

- v. A statement that the applicant has (a) notified in writing any Home Owners Association, Condominium Association, or other such community association which governs the proposed STRP property as to the pending STRP permit application; (b) advised the department of codes administration of any objection or opposition to the application by any such association of which the applicant is



Metro Planning Commission Meeting of 04/27/2017

aware; and (c) confirmed that operating the proposed STRP would not violate any Home Owners Association agreement or bylaws, Home Owners Association Agreement, Covenants, Codes and Restrictions or any other agreement governing and limiting the use of the proposed STRP property.; ~~and (b) that any Home Owners Association, Condominium Association, or other such community association which governs the proposed STRP property has consented to the STRP permit.~~

Section 36. This Ordinance shall take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Fabian Bedne

ORDINANCE NO. BL2017-653

Staff recommendation: Approve

An ordinance amending Section 17.16.250 of the Metropolitan Code of Laws to revise the list of acceptable documents establishing owner-occupation (Proposal No. 2017Z-009TX-001).

WHEREAS, short term rental property (STRP) units pose potential disruption to the quality of life for neighborhoods and other residential areas; and

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

Section I. That section 17.16.250 of the Metropolitan Code of Laws is hereby amended by deleting subsection 17.16.250.E.2.B.iv in its entirety and substituting the following in lieu thereof:

- iv. For owners applying for an owner-occupied permit, two documents giving proof of owner-occupation shall be provided. Each document must be current and show the owner's name and address matching that of the property to be utilized for short term rental. Acceptable documentation includes: (a) Tennessee Driver's license; (b) other valid State of Tennessee identification card; (c) Davidson County voter registration card; (d) current employer verification of residential address or a letter from the employer on company letterhead with original signature. (If the employer does not have letterhead, the signature of the employer must be notarized.); (e) current automobile, life or health insurance policy. (Wallet Cards not accepted); (f) paycheck/check stub, (g) work ID or badge, (h) Internal Revenue Service tax reporting W-2 form; or (i) a bank statement.

Section 2. This ordinance shall take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.



Metro Planning Commission Meeting of 04/27/2017

Sponsored by: Burkley Allen, Fabian Bedne

ORDINANCE NO. BL2017-685

Staff recommendation: Disapprove and suggest a replacement ordinance included below for Online Marketplace standards in Title 6.

An ordinance to amend Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to Short Term Rental Properties (Proposal No. 2017Z-012TX-001).

WHEREAS, short-term rental of homes can provide a flexible housing stock that allows travelers a safe accommodation while contributing to the local economy; and

WHEREAS, short-term rental of homes can provide homeowners an opportunity to hold property in difficult economic circumstances or as an investment; and

WHEREAS, hotel taxes from short term rental of homes can be used to promote travel and tourism and to support the local tourism industry; and

WHEREAS, the needs of long-term residents should be balanced with the allowance of short-term rentals.

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

Section 1. That Section 17.16.250 of the Metropolitan Code is hereby amended by deleting subsection E (1) b (iii). in its entirety and substituting with the following new subsection E (1) b (iii):

iii. Limits on quantities: No more than two and a half percent of the residential units within each census tract outside of the UZO that includes an RS district shall be permitted as Type 2 non-owner occupied short-term rental use. No more than three percent of the single-family or two-family residential units within each UZO census tract shall be permitted as Type 2 non-owner-occupied short-term rental use. Existing Type 2 STRP permit holders located within a census tract that has reached the cap referenced above, as of the date this ordinance becomes effective, will continue to be allowed to apply for renewal.

Section 2. That Section 17.16.250 of the Metropolitan Code is hereby amended by adding a new subsection E. (2) c.:

An online marketplace operator may, with consent, submit the application on behalf of an STRP operator. The online marketplace provider shall provide to the city the following information for any such STRP permit application: The name of the person applying and their phone number and email address; the STRP address; the



Metro Planning Commission Meeting of 04/27/2017

STRP owner's tax assessment address (if different than the STRP address); and permit type.

Section 3. That Section 17.16.250 of the Metropolitan Code is hereby amended by deleting subsection E (4) f. in its entirety and substituting with the following new subsection E (4) f.:

f. Maximum occupancy. The maximum number of occupants permitted on a STRP property at any one time shall not exceed more than twice the number of sleeping rooms plus four or ten persons, whichever is lower. Simultaneous rental to more than one party under separate contracts shall not be allowed. The occupancy maximum shall be conspicuously posted within the STRP unit. Advertising a STRP for more occupants than allowed by this regulation shall be grounds for revocation of the permit.

Section 4. That Section 17.16.250 of the Metropolitan Code is hereby amended by adding subsection E. (4) i (v):.

An online marketplace operator may, with consent, submit a renewal application on behalf of an STRP operator. The online marketplace shall provide the city the same information as in 17.04.060 subsection E. (2) f as part of any such renewal application.

Section 5. That Section 17.16.250 of the Metropolitan Code is hereby amended by adding subsection E. (4) I (vii) and (viii).

vii. The City may contact the online marketplace operator to request that it voluntarily remove a listing from the online marketplace.

viii. No online marketplace operator shall be held responsible for content created or controlled by its users or otherwise be held liable for violations of this Chapter committed by its users.

Section 6. That Section 17.16.250 of the Metropolitan Code is hereby amended by adding subsection E. (5).

5. Online marketplace data sharing

a. The online marketplaces that list STRPs and that submit STRP applications with consent to the city, must provide certain information about activity on the online marketplace on a monthly basis. This information includes:

i. The total number of STRPs listed on the online marketplace during the applicable reporting period;

ii. Aggregated statistics regarding the total number of nights that STRPs on the platform were rented to guests during the applicable reporting period;



Metro Planning Commission Meeting of 04/27/2017

- iii. Aggregated statistics regarding the number of nights that STRPs on the online marketplace are booked for rental during the remaining months of the applicable calendar year;
- iv. Aggregated statistics regarding the STRP permit type for each listing; and
- v. The total amount of tax collected by the platform and remitted to the city.

In providing the information required by this subsection, the online marketplace is not required to provide personally identifiable information.

b. The City shall have the authority to issue a subpoena for information from the online marketplace. Any such administrative subpoena shall:

- i. Be submitted in writing by the City attesting that the City has reasonable belief that a STRP may be in violation of this Chapter.
- ii. Be sent to the online marketplace by certified and registered mail; and
- iii. Be related to a specific investigation by the City relating to a single STRP that is specifically identified in the subpoena, and alleges the specific violations of this Article or of applicable provisions in the Comprehensive Zoning Ordinance.
- iv. The online marketplace shall notify their user of the information requested in the subpoena within 10 days of receipt of the subpoena and produce the responsive records within 30 days of providing notice to the user, except to the extent that the platform has provided written objections or the user or platform has sought relief in a court of competent jurisdiction.

Section 7. This Ordinance shall take effect six months after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Sheri Weiner, Anthony Davis, Robert Swope

SUGGESTED REPLACEMENT FOR ORDINANCE NO. BL2017-685

An ordinance to amend Title 6 of the Metropolitan Code, Zoning Regulations, pertaining to Online Marketplace of Short Term Rental Properties.

WHEREAS, short-term rental of homes can provide a flexible housing stock that allows travelers a safe accommodation while contributing to the local economy; and

WHEREAS, short-term rental of homes can provide homeowners an opportunity to hold property in difficult economic circumstances or as an investment; and



Metro Planning Commission Meeting of 04/27/2017

WHEREAS, hotel taxes from short term rental of homes can be used to promote travel and tourism and to support the local tourism industry; and

WHEREAS, the needs of long-term residents should be balanced with the allowance of short-term rentals.

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

Section 1. That Chapter 6.28 of the Metropolitan Code is hereby amended by inserting Section 6.28.030 (Online Marketplace):

6.29.030 Online Marketplace

- A. Defined. "Online Marketplace" means any person or entity that provides a digital platform for compensation, through which a third party offers to rent a short term rental property (STRP).
- B. Standards
 1. Listing of STRPs.
 - a. The online marketplace shall require the permit number issued to the STRP-applicant prior to placing the relevant property as a STRP on the online marketplace site.
 - b. The listing shall expire with the STRP permit period and require renewal of the STRP permit prior to relisting.
 - c. The online marketplace shall remove a listing from the online marketplace within 10 days after the contact for the online marketplace receives written notification from the Metropolitan Government that a STRP permit has been revoked or that the STRP is operating without a permit.
 2. Monthly reports. The online marketplace shall provide information about activity in the previous month on the online marketplace by the 15th of each month. This information includes:
 - a. The total number of owner-occupied STRPs in each census tract listed on the online marketplace during the applicable reporting period;
 - b. The total number of not owner-occupied STRPs in each census tract listed on the online marketplace during the applicable reporting period;
 - c. By STRP permit number, the number of days each STRP was rented during the applicable reporting period and the rates at which the STRP was rented during the applicable reporting period.
 - d. Aggregated statistics regarding the total number of nights that STRPs on the platform were rented to guests during the applicable reporting period;



Metro Planning Commission Meeting of 04/27/2017

- e. Aggregated statistics regarding the number of nights that STRPs on the online marketplace are booked for rental during the remaining months of the applicable calendar year;
- f. Aggregated statistics regarding the STRP permit type for each listing; and
- g. The total amount of tax collected by the online marketplace and remitted to the city.

Section 2. This Ordinance shall take effect three months after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

FEE RESOLUTION

RESOLUTION NO. RS2017-_____

A resolution to add new categories to the fee structure associated with the processing and review of Zoning Administrator applications associated with Title 17 of the Metropolitan Code.

WHEREAS, pursuant to Sections 17.40.740 and 17.40.750 of the Metropolitan Code of Laws, the adoption of a new fee structure may be accomplished by resolution; and,

WHEREAS, an amendment to the fee structure to add new categories to defray the cost of a type of zoning permit review; and,

WHEREAS, the Metro Council finds it fitting and proper to revise the zoning application fees in order to add these new categories of fees to the fee structure to partially defray the cost to provide the review services provided by The Metropolitan Government of Nashville and Davidson County.

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

Section 1. That the application fee schedule for the additional categories of fees, attached as Exhibit A hereto, is hereby approved.

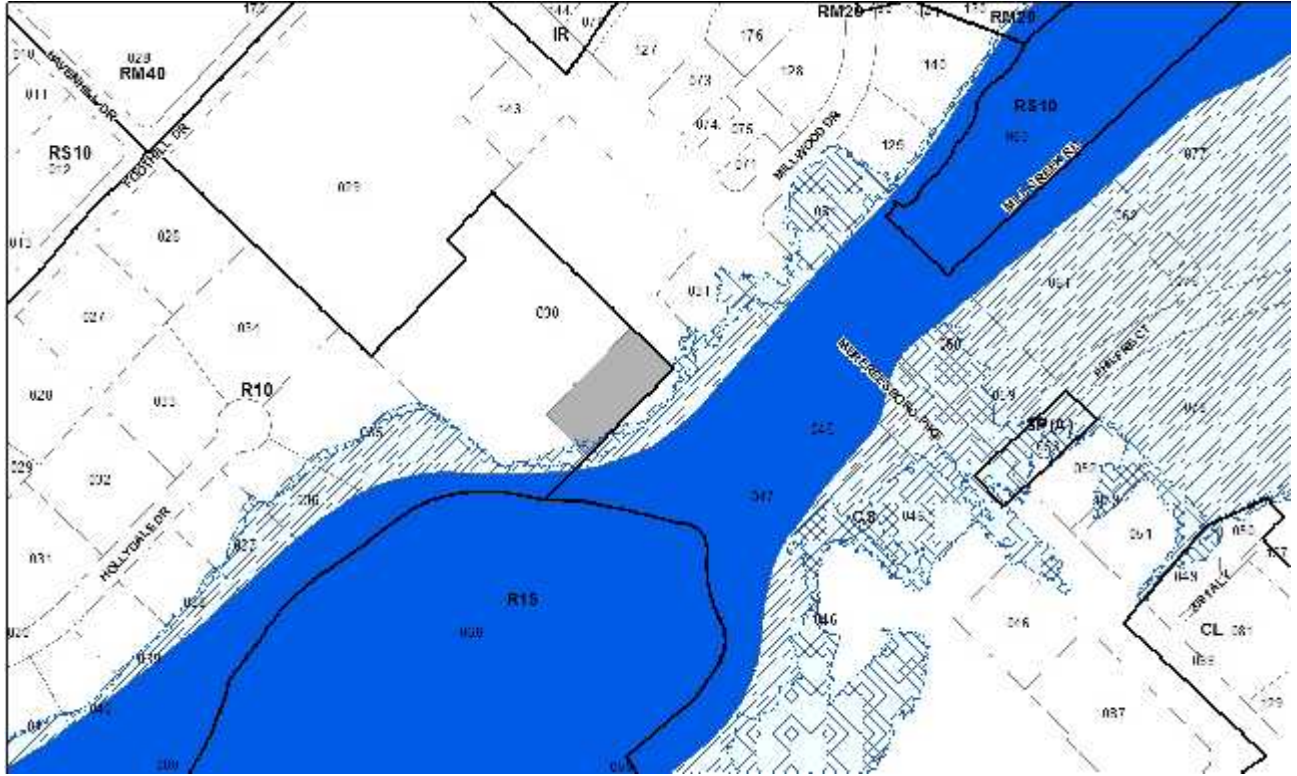
Section 2. That this Resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Exhibit A

Fee Description	Current Fee	Proposed Fee
Initial STRP application	\$50	\$500.00
STRP renewal application	\$50	\$250.00



Metro Planning Commission Meeting of 04/27/2017



2016Z-044PR-001

Map 106, Part of Parcel(s) 030

11, South Nashville

16 (Mike Freeman)



Project No. 2016Z-044PR-001
Council District 16 - Freeman
School District 00 – Pinkston
Requested by Tune, Entrekin & White, PC, applicant; and Likes Family Trust C/O Robert J. Likes, owner.

Deferrals This item was deferred at the May 12, 2016, June 23, 2016, July 14, 2016, and August 25, 2016, Planning Commission meetings. No public hearing was held.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the May 11, 2017, Planning Commission meeting.*

APPLICANT REQUEST
Zone change from R10 to CS

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Commercial Services (CS) zoning for a portion of property located at 981 Murfreesboro Pike, at the southwest side of the intersection of Millwood Drive and Murfreesboro Pike (0.70 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the May 11, 2017, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 04/27/2017



2017Z-032PR-001
Map 092-03, Parcel(s) 116
08, North Nashville
21 (Ed Kindall)



Project No.	Zone Change 2017Z-032PR-001
Council District	21 – Kindall
School District	5 – Buggs
Requested by	Rhythm Homes and Development, LLC, applicant and owner.

Deferrals This item was deferred at the March 23, 2017, Planning Commission meeting. The public hearing was held and remains open.

Staff Reviewer	Shepard
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Zone change from RS5 to R6-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential – Alternative (R6-A) zoning on property located at 2401 Alameda Street, at the southwest corner of Alameda Street and 24th Avenue North (0.18 acres).

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. *RS5 would permit a maximum of one unit.*

Proposed Zoning

One and Two-Family Residential – Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *R6-A would permit a maximum of one duplex lot for a total of two units.*

History

The Metro Planning Commission considered this proposal at the March 23, 2017, Planning Commission meeting. A public hearing was held. The applicant was not present at the hearing, and no one spoke in favor of the proposal. One member of the public spoke in opposition. The Planning Commission deferred the application to the April 27, 2017, meeting, in order to hear from the applicant. The Commission specified that the public hearing would remain open.

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



Metro Planning Commission Meeting of 04/27/2017

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?

The proposed zone change is consistent with policy. The property is located in an area with an existing mix of one and two-family residential dwellings. The lot is located on a corner and has access via an existing alley. Determinations of duplex eligibility are made by the Metro Codes Department, but if the lot is determined to be duplex eligible, the proposed zone change would permit two-family residential unit which contributes to increased housing choice in the neighborhood. Alternatively, a detached accessory dwelling unit may be allowed. The availability of alley access minimizes the need for curb cuts along the front of the property and enhances the pedestrian environment.

ANALYSIS

The site is located at the southwest corner of the intersection of Alameda Street and 24th Avenue North. The property is 57 feet by 140 feet (7,980 square feet) and is currently vacant. The site is located approximately 900 feet from 21st Avenue N. The existing land use pattern in the neighborhood includes a mix of one and two-family residential. The Metro Codes Department determines duplex eligibility. Should the site be determined eligible for a duplex, its location on a corner and the availability of alley access make the site an appropriate location for two-family residential development, which would help increase the variety of housing choices available in the neighborhood. The R6-A zoning district includes standards for the location of access, driveways, and parking designed to enhance the pedestrian environment. The proposed rezoning is consistent with the goals of the T4 Urban Neighborhood Evolving land use policy.

PUBLIC WORKS 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: **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)	0.18	8.71 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.18	7.26 D	2 U	20	2	3

*Based on two-family lots



Metro Planning Commission Meeting of 04/27/2017

Traffic changes between maximum: RS5 and R6-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+10	+1	+1

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed R6-A district: 0 Elementary 0 Middle 0 High

The proposed zoning is not expected to generate any additional students beyond the existing zoning. Students would attend Park Avenue Elementary School, McKissack Middle School, and Pearl Cohn High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

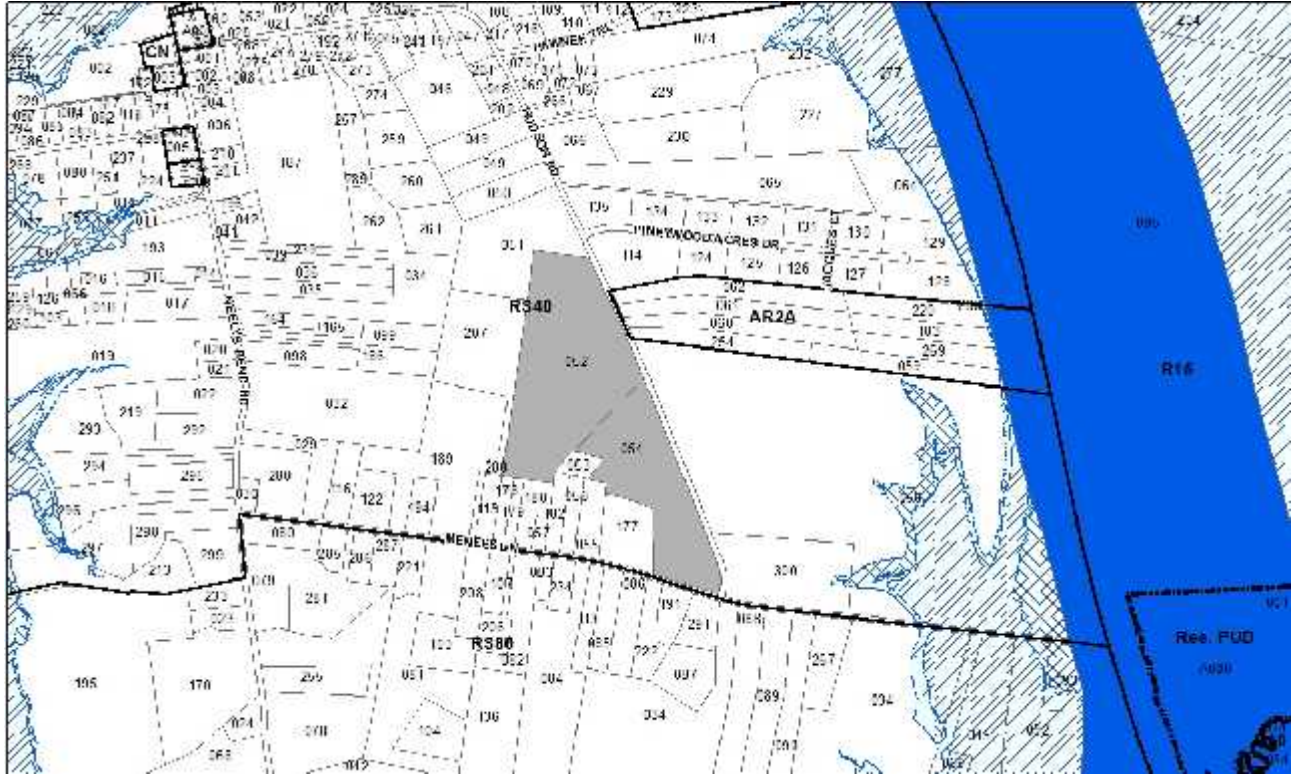
1. Will this project include any affordable or workforce housing units? Not yet determined
2. If so, how many and what is the percentage of the entire development? N/A
3. How will you enforce the affordability requirements? N/A
4. Have any structures been demolished in the last 12 months? No

STAFF RECOMMENDATION

Staff recommends approval as the request is consistent with the T4 Urban Neighborhood Evolving policy.



Metro Planning Commission Meeting of 04/27/2017



2017Z-041PR-001
Map 063, Parcel(s) 052, 054
04, Madison
09 (Bill Pridemore)



Project No. **Zone Change 2017Z-041PR-001**
Council District 09 – Pridemore
School District 3 – Speering
Requested by Adam Sawyer, applicant and owner

Deferrals This item was deferred from the April 13, 2017, Planning Commission meeting. No public hearing was held.

Staff Reviewer Shepard
Staff Recommendation *Approve.*

APPLICANT REQUEST

Zone change from RS40 to AR2a.

Zone Change

A request to rezone from Single-Family Residential (RS40) to Agricultural/Residential (AR2a) zoning on properties located at Hudson Road (unnumbered), at the northwest corner of Hudson Road and Menees Lane (55.26 acres).

Existing Zoning

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre. *RS40 would permit a maximum of 60 units, however, the requirements of the Metro Subdivision Regulations for Rural Character subdivisions would apply. The actual number of achievable units would vary based on site layout and surrounding context, but is likely fewer.*

Proposed Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 27 lots with 6 duplex lots for a total of 33 units. However, the requirements of the Metro Subdivision Regulations for Rural Character subdivisions would apply. The actual number of achievable units would vary based on site layout and surrounding context, but is likely fewer.*

MADISON COMMUNITY PLAN

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

T2 Rural Maintenance (T2 RM) is intended to preserve rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RM areas have established low-density residential, agricultural, and institutional development patterns. Although there may be areas with sewer service or that are zoned or



Metro Planning Commission Meeting of 04/27/2017

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

Consistent with Policy?

The proposed zone change is consistent with policy. The property consists of two large parcels that are currently vacant. Small wetland areas, streams and associated buffers are present in the northeast and southwest corners of the property, as indicated by the presence of Conservation policy. The existing zoning, RS40, would permit a large-lot suburban residential development pattern. The proposed zoning, AR2a, is more consistent with the intent of the policy, which is to preserve rural character and not to create a holding or transitional zone for future urban development. AR2a permits a maximum density of one dwelling unit per two acres, and any future subdivision of this property would be subject to the Rural Character standards of the Metro Subdivision Regulations. The proposed zoning, along with the rural subdivision regulations, will ensure the protection of sensitive environmental features identified by the presence of Conservation policy, and will help achieve the intent of the T2 RM zoning district.

ANALYSIS

The site consists of two parcels located at the intersection of Hudson Road and Menees Lane, east of Neelys Bend Road. Both parcels are currently vacant. The surrounding land use pattern consists primarily of single-family residential uses and vacant land. The requested zoning, AR2a, would permit low-density residential development; however, it would also allow for agricultural and related accessory and support uses as an alternative to residential development. These uses are consistent with the goals of the policy to preserve rural character, including protection of viewsheds, sensitive environmental features, and farmland. The Rural Character subdivision regulations would apply to any future subdivision of this property, ensuring that the arrangement of lots is consistent with the lot pattern of the surrounding area and avoids disturbance of sensitive environmental features.

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.



Metro Planning Commission Meeting of 04/27/2017

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	55.26	1.08 D	59 U	640	52	67

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	55.26	0.5 D	27 U	312	29	33

Traffic changes between maximum: **RS40 and AR2a**

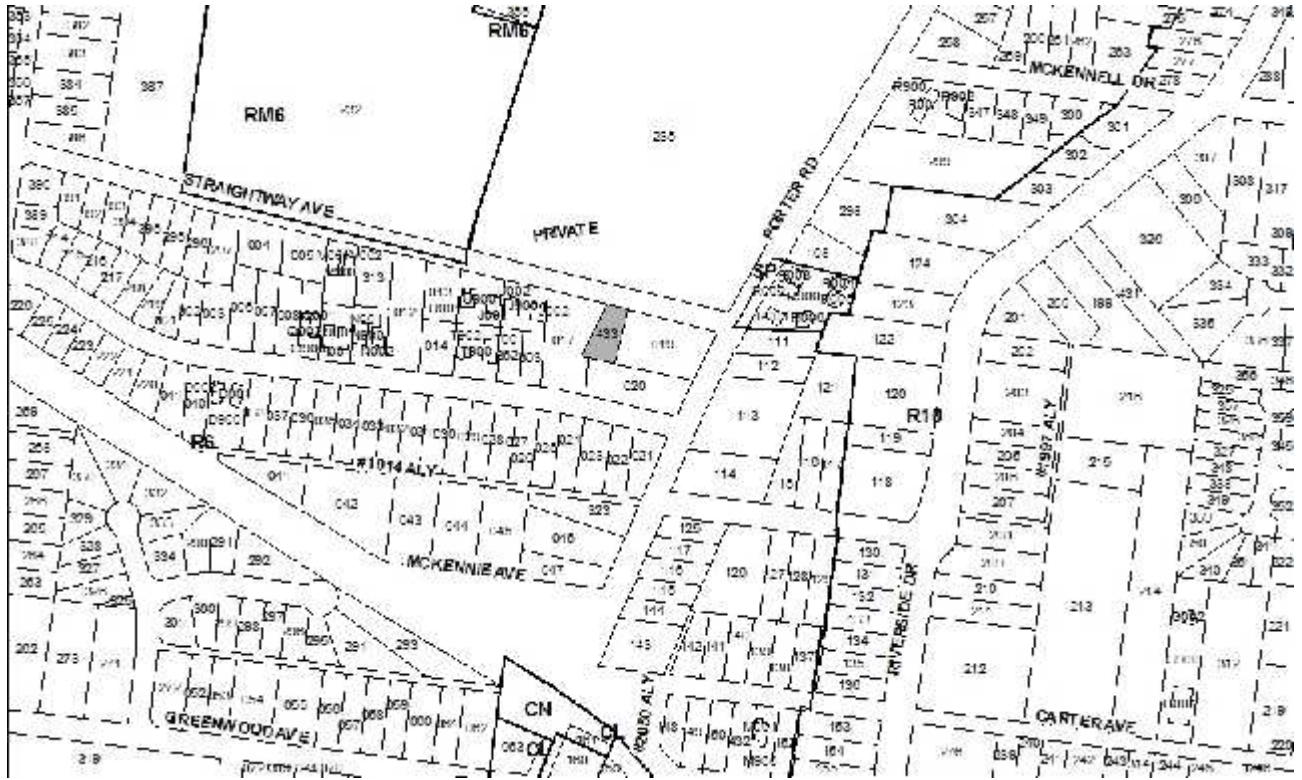
Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-32 U	-328	-23	-34

STAFF RECOMMENDATION

Staff recommends approval as the request is consistent with the T2 Rural Maintenance policy.



Metro Planning Commission Meeting of 04/27/2017



2015S-165-001
2044 STRAIGHTWAY
Map 083-03, Parcel(s) 433
05, East Nashville
06, (Brett Withers)



Project No. Final Plat 2015S-165-001
Project Name 2044 Straightway
Council District 6 – Withers
School District 5 – Kim
Requested by Dale and Associates, Inc., applicant; D222, LLC, owner.

Deferrals This item was deferred at the April 13, 2017, Planning Commission meeting. No public hearing was held.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the May 11, 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.*

APPLICANT REQUEST

Create one lot.

Final Plat

A request for final plat approval to create one lot on property located at Straightway Avenue (unnumbered), approximately 210 feet west of Porter Road, zoned One and Two-Family Residential (R6) (0.145 acres).

Existing Zoning

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

CRITICAL PLANNING GOALS

N/A

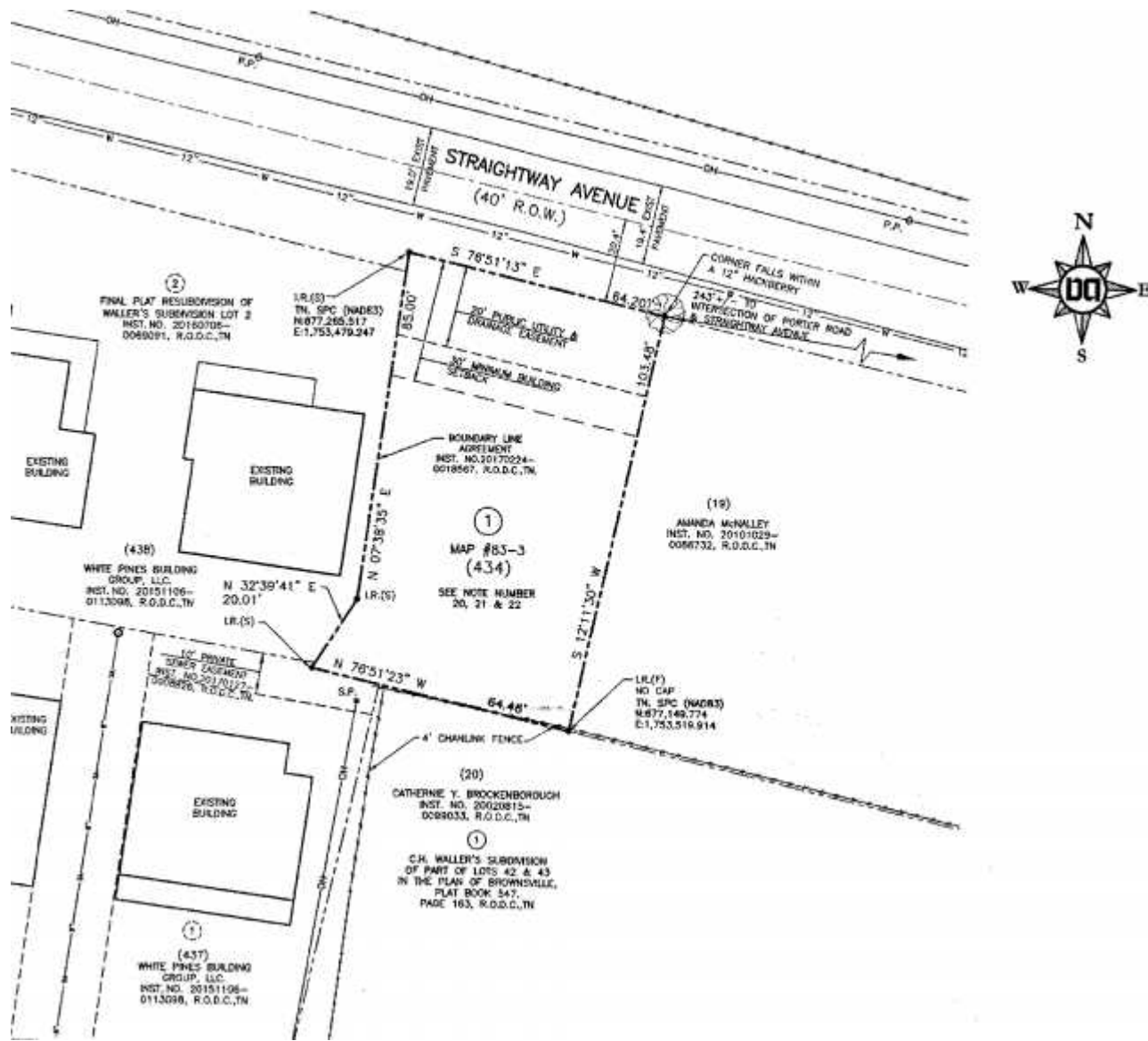
PLAN DETAILS

The request is for final plat approval to create one lot on property located at Straightway Avenue (unnumbered). This parcel was created by deed by splitting a larger lot following adoption of Subdivision Regulations. For this lot to be considered a legal lot of record, the parcel must be platted and is subject to the Subdivision Regulations.

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 surrounding lots in regards to frontage and area. The proposed lot does not meet the compatibility requirement for area or 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.



Metro Planning Commission Meeting of 04/27/2017



Proposed Subdivision



Metro Planning Commission Meeting of 04/27/2017

Proposed Lot:

- Lot 1: 6,296 Sq. Ft., (0.145 Acres), and 64.20 Ft. of frontage;

The above lot frontage and square feet are based on the plat as shown. The plat proposes to create one legal lot of record with frontage on Straightway Avenue.

ANALYSIS

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Suburban Neighborhood Maintenance policy area. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

Zoning Code

The lot meets the minimum standards of the R6 zoning district.

Street Frontage

The lot has frontage on a public street.

Community Character

1. Lot frontage: The proposed lot 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. The lot does not meet the compatibility requirement for frontage.

Lot Frontage Analysis	
Minimum Proposed	64.20'
70% of Average	65.80'
Smallest Surrounding Parcel	75'

2. Lot size: The proposed lot must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. The lot does not meet the compatibility requirement for lot size.

Lot Size Analysis	
Minimum Proposed	6,296 SF
70% of Average	7,479 SF
Smallest Surrounding Parcel	7,869 SF

3. Street Setback: Lot 1 shall have a minimum building setback of 30 feet, consistent with the neighboring houses. No parking shall be permitted within the street setback along Straightway.

4. Lot Orientation: Lot 1 will be orientated to Straightway Avenue.

Harmony of Development

The proposed subdivision does not meet the Community Character criteria. However, the Planning Commission may grant approval if it determines that the subdivision provides for harmonious



Metro Planning Commission Meeting of 04/27/2017

development. In this case, the applicant has proposed several conditions to attempt to meet this provision: limiting height to a maximum of two stories within 35 feet in height, to the roofline and a minimum building setback of 30 feet. By limiting the height to two stories within 35 feet and providing a minimum building setback of 30 feet, staff finds that the future development will be consistent with adjacent properties along Straightway Avenue.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

Returned for corrections

- If in-lieu fee is to be paid remove Note # 23 concerning sidewalks.

STORMWATER RECOMMENDATION

Approve

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approve with conditions

- The three parcels within this development are subject to the installation, operation, and maintenance agreements found within Instrument # 20170127-0008826, and within the sewer variance approved by Metro Water for 2044 Straightway Avenue.

STAFF RECOMMENDATION

Staff recommends deferral to the May 11, 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. Lot 1 shall have a minimum front setback of 30 feet.
2. Building height is limited to a maximum of two stories within 35 feet in height, to the roofline.
3. A raised foundation of 18" - 36" is required for all residential structures.
4. Sidewalks are required along the Straightway frontage of the proposed subdivision. Prior to final plat recordation, one of the options must be chosen related to the required 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 for the linear feet of frontage (64 linear feet) to Pedestrian Benefit Zone 2-A. The rate of payment shall be as currently set by the Department of Public Works, or
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Planning Department and the Public Works Department.
5. Revise Note No 20 "No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be limited to a driveway a maximum of 16 feet wide between the primary structure and the street."



Metro Planning Commission Meeting of 04/27/2017

6. Add the following note to the plan/plat: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.



Metro Planning Commission Meeting of 04/27/2017



2016S-199-001

HAYNIES CENTRAL PARK PLAN RESUB OF LOTS 59-62

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

05, East Nashville

06 (Brett Withers)



Project No. Plat Amendment 2016S-199-001
Project Name Haynie’s Central Park Plan Resub of Lots 59-62
Council District 06 - Withers
School District 05 – Kim
Requested by Jason Baxter, applicant and owner.

Deferrals This item was deferred indefinitely at the September 22, 2016, Planning Commission meeting. No public hearing was held.

Staff Reviewer Birkeland
Staff Recommendation Approve.

APPLICANT REQUEST

Amend building height limitation on plat.

Plat Amendment

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

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

HISTORY

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

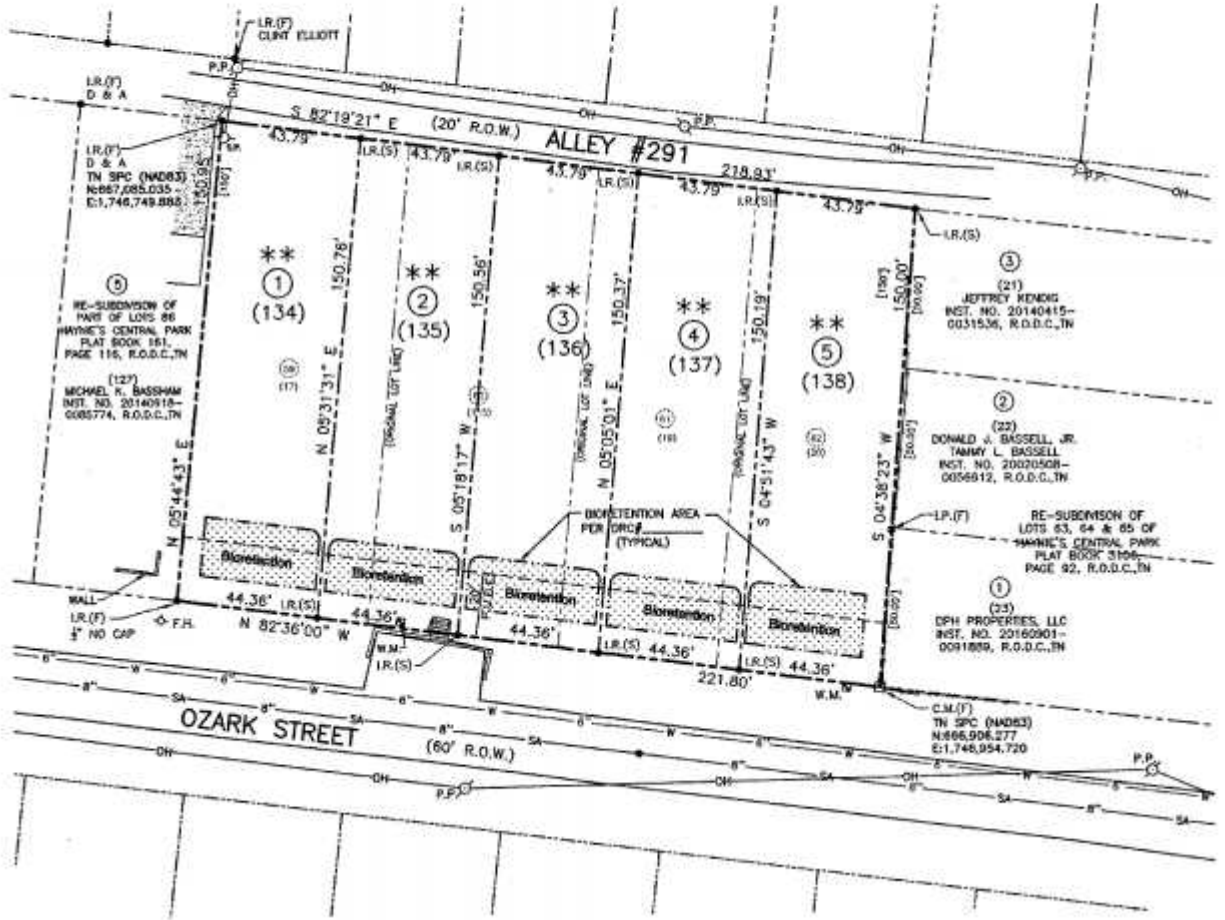
PLAN DETAILS

The proposed plat amendment would limit the height to three stories in 45 feet, which is allowed in the RS5 zoning district. The proposed amendment makes no further changes to the plat. The five lots will remain as they were approved in January 2016. The existing five lots have the following areas and street frontages:

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



Metro Planning Commission Meeting of 04/27/2017



Proposed Subdivision



Metro Planning Commission Meeting of 04/27/2017

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

ANALYSIS

The surrounding homes range in height from 1-story, in 14 feet, to 3-stories, in 45 feet (52 feet including foundation). Newer homes built in this area are typically taller than the existing homes. This neighborhood is within a T4 Neighborhood Evolving policy, where change is expected with new development. A height limitation of 2 stories in 35 feet is not typically seen in a T4 Neighborhood Evolving area.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

PUBLIC WORKS RECOMMENDATION

Approve

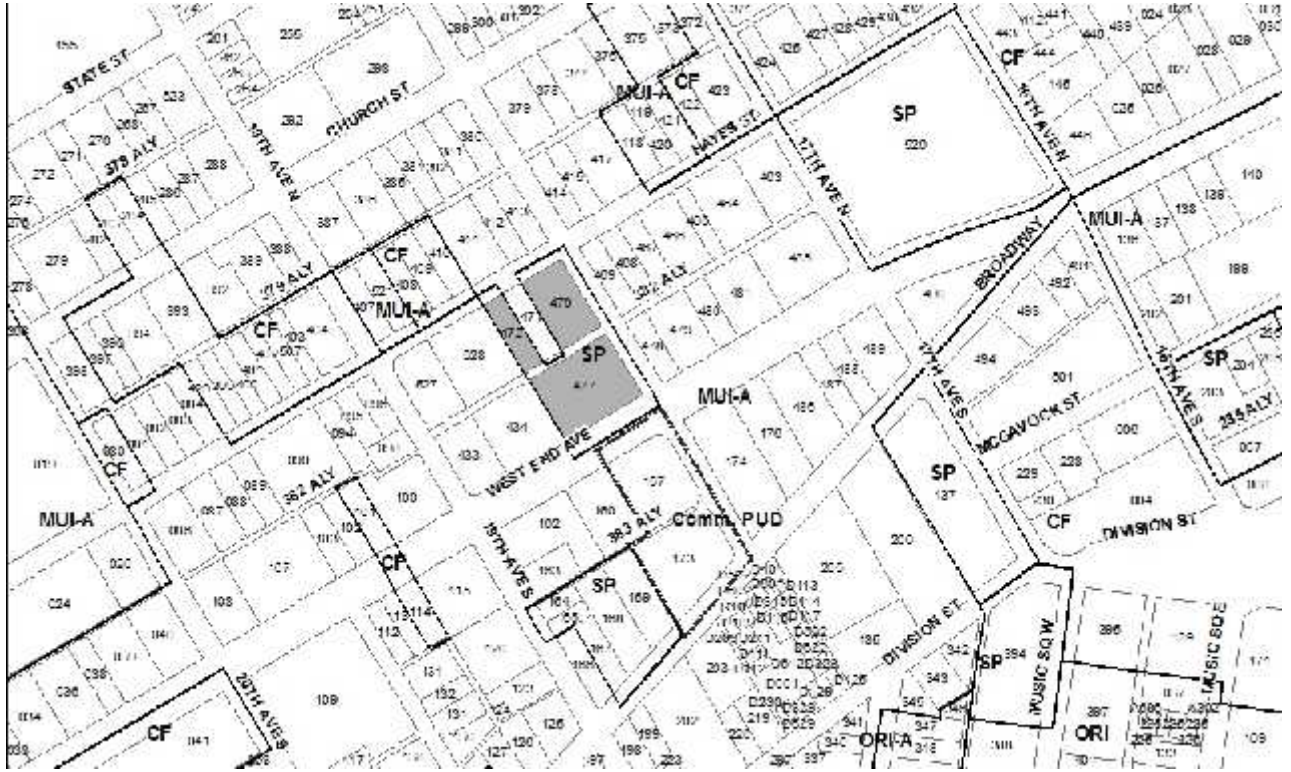
- In-lieu fee has been paid.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 04/27/2017



2008SP-021-003
1800 WEST END AVE SP (AMENDMENT)
Map 092-12, Parcel(s) 470, 472, 477
10, Green Hills - Midtown
21 (Ed Kindall)



Project No.	Specific Plan 2008SP-021-003
Project Name	1800 West End Ave SP (Amendment)
Council District	21 - Kindall
School District	5 - Buggs
Requested by	Tune, Entrekin and White, applicant; Concord Hospitality, Inc., owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

To permit medical office, in addition to the uses allowed under the current SP.

Amendment to SP

A request to amend to the 1800 West End Avenue Specific Plan located at 1800 West End Avenue and 1801 and 1807 Hayes Street, at the northwest corner of West End Avenue and 18th Avenue North (1.35 acres), zoned Specific Plan-Mixed Use (SP-MU), to add medical office as a permitted use.

Existing Zoning

Specific Plan- Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. The SP permits retail, restaurant and general office/financial institution, in a single commercial building with a parking garage.

HISTORY

Metro Council approved the 1800 West End Avenue Specific Plan (BL2008-329) in 2008. The site was approved for 190,033 square foot, 8-story mixed-use building containing hotel, restaurant and financial institution and retail uses, in a single commercial structure. A portion of the structure is reserved for use as a parking garage.

GREEN HILLS - MIDTOWN COMMUNITY PLAN

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

ANALYSIS

This amendment would permit medical office use in addition to uses allowed under the current SP zoning district. The requested use would occupy 1,898 square feet shown as “shop space for lease” on the approved final site plan. This space is currently vacant. The policy supports a diverse mix of high intensity residential and non-residential uses, including office and medical office. Staff finds



Metro Planning Commission Meeting of 04/27/2017

this use is consistent with the original intent of the previously approved SP and the T5 Center Mixed Use Neighborhood policy.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES

Approve

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Provide adequate parking for Medical office use. Submit parking chart per land uses per metro code.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the proposed amendment to the SP is consistent with policy.

CONDITIONS

1. Uses within this SP shall be limited to medical office in addition to uses allowed under the current SP.
2. All conditions of BL2008-329 will remain in place.
3. Any development standards, regulations and requirements not specifically shown on the original SP plan and/or included as a condition of approval shall be subject to the standards, regulations and requirements of the CF zoning district as of the date of the applicable request or application.



SEE NEXT PAGE



Metro Planning Commission Meeting of 04/27/2017



2016SP-097-001
2525 GALLATIN AVENUE SP
Map 072-13, Parcel(s) 090
05, East Nashville
05 (Scott Davis)



Project No. Specific Plan 2016SP-097-001
Project Name 2525 Gallatin Avenue SP
Council District 05 – Davis
School District 5– Buggs
Requested by 4Site, Inc., applicant; Thomas Hedley and Austin Pennington, owners.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the May 25, 2017, Planning Commission meeting*

APPLICANT REQUEST

Zone change to permit a mixed use development.

Preliminary SP

A request to rezone from Mixed Use Limited-Alternative (MUL-A) to Specific Plan-Mixed Use (SP-MU) zoning on property located at 2525 Gallatin Avenue, at the southwest corner of Cahal Avenue and Gallatin Avenue, (0.21 acres), within the Gallatin Pike Urban Design Overlay, to permit up to nine residential units and up to 2,000 square feet of commercial space.

STAFF RECOMMENDATION

Staff recommends deferral to the May 25, 2017, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 04/27/2017



2017SP-030-001
EDWIN STREET SP
Map 071-08, Parcel(s) 374-377
05, East Nashville
05, (Scott Davis)



Project No.	Specific Plan 2017SP-030-001
Project Name	Edwin Street SP
Council District	05 – Davis
School District	5 – Buggs
Requested by	Dale & Associates, applicant; Linda M. & Roberta Holman, Karl A. Myers, Lisa D. McCullough, and Anita G. Barnes, owners.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to permit up to 32 residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan – Residential (SP-R) zoning for properties located at 528, 532, 536, and 540 Edwin Street, approximately 420 feet south of E. Trinity Lane, (3.79 acres), to permit a 32 unit residential development.

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 28 units. However, application of the Subdivision Regulations may result in fewer units on this property.*

Proposed Zoning

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

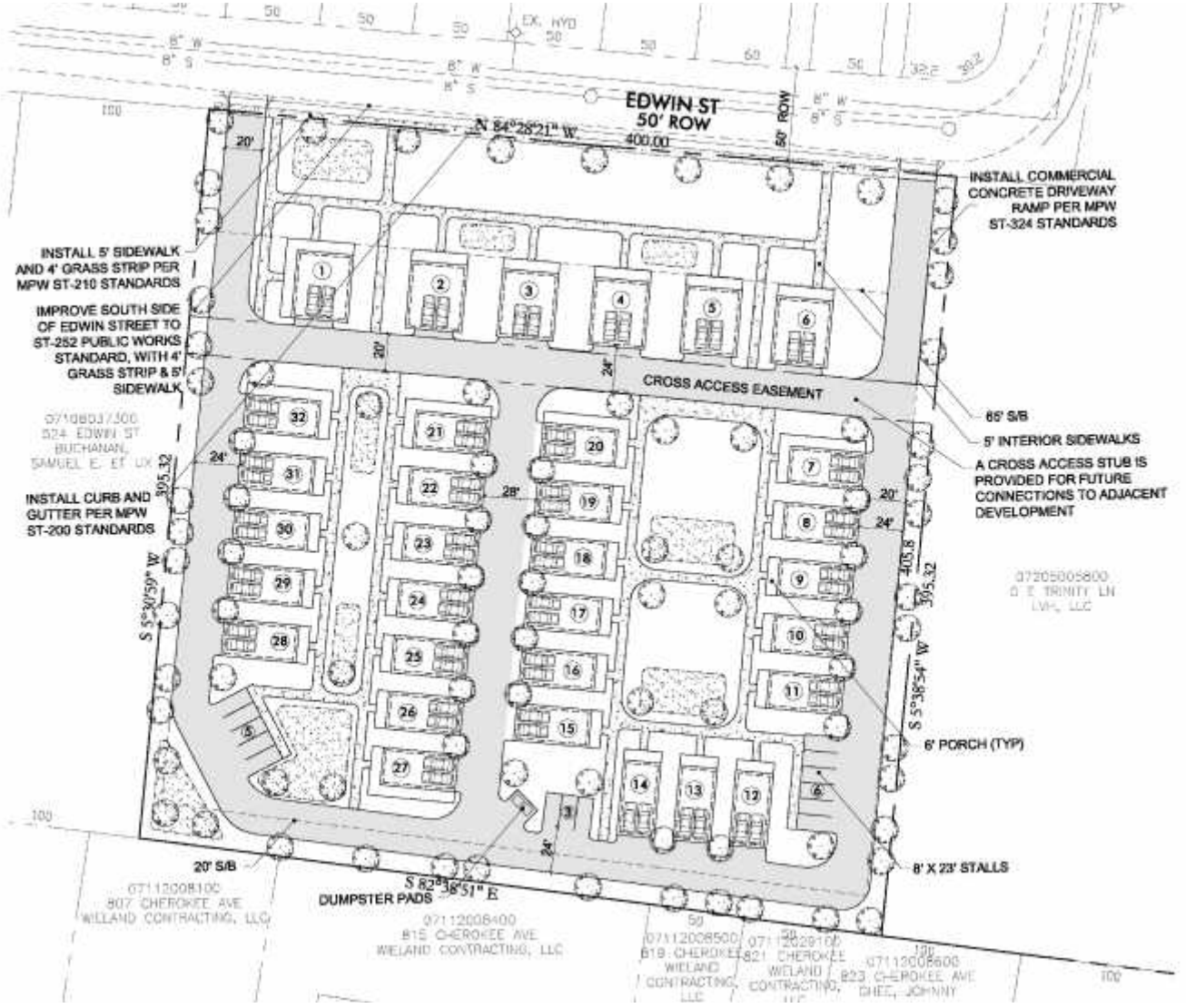
CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices

This request creates an opportunity for urban development that fills in gaps in areas served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. The neighborhood contains a mix of one and two-family residential uses, along with institutional and commercial uses. The proposed SP includes 32 detached residential dwellings which will provide an additional housing choice for residents of the area.



Metro Planning Commission Meeting of 04/27/2017



Proposed Site Plan



Metro Planning Commission Meeting of 04/27/2017

EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

The proposed SP is consistent with the policy, which is intended to enhance urban neighborhoods with a variety of housing choices and high levels of connectivity. The development will permit up to 32 detached residential units, which promotes a variety of housing types in the neighborhood. Sidewalks, consistent with the local street standard, will be provided along Edwin Street to improve pedestrian connectivity.

PLAN DETAILS

The site consists of four existing lots on approximately 3.79 acres located on the south side of Edwin Street, east of Jones Avenue and west of Ellington Parkway. Each of the four properties currently contains a single-family dwelling. The existing structures will be demolished and will not be included in the proposed SP. The neighborhood contains a mix of one and two-family residential uses, along with institutional, industrial, and commercial uses. Urban Mixed Use Neighborhood policy (T4MU) is located directly south of the site along Cherokee Avenue, and includes much of the surrounding industrial and commercial uses.

The site plan proposes up to 32 detached residential units. Six of the proposed units front Edwin Street and will include front setbacks consistent with the existing single-family residences along the block. These six units will front a common green space along Edwin Street. The remaining 26 units are oriented towards one of two interior green spaces. The plan includes architectural standards requiring raised foundations, minimum glazing requirements, minimum porch depths and prohibited materials. The plan limits the building height to a maximum of three stories in 35 feet. Garages are provided on all units and guest parking is located at the back of the site.

All new roads internal to this development will be private. Two vehicular access points are shown from Edwin Street into the site. A cross access easement is provided behind the Edwin Street units for future connectivity to the west. Five-foot sidewalks are provided interior to the development connecting the units to the green space, parking area, and the street. A five-foot sidewalk and four-foot planting strip consistent with Metro Public Works standards for a local road are provided along Edwin Street.



Metro Planning Commission Meeting of 04/27/2017

ANALYSIS

The policy is intended to create and enhance urban neighborhoods with improved connectivity and a variety of housing choice. Access will be taken from Edwin Street, and pedestrian connectivity will be improved along Edwin Street and internal to the development. The inclusion of a sidewalk along the property frontage will be a first step toward better pedestrian connectivity along the south side of Edwin Street. The proposed SP includes 32 detached units, which provides for additional housing choice in the area.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

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

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Add note to the plans that, no vertical obstructions are permitted within the proposed/ existing sidewalks, i.e. no poles, signs, fire hydrants, etc. These items are to be relocated.

TRAFFIC AND PARKING RECOMMENDATION

Approve

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)	3.79	-	4 U	39	3	5

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	3.79	-	32 U	307	24	33



Metro Planning Commission Meeting of 04/27/2017

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
-	-	-	+28 U	+268	+21	+28

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 7 Elementary 5 Middle 6 High

Projected student generation proposed SP-R district: 8 Elementary 6 Middle 6 High

The proposed SP zoning is expected to generate two more students than the existing RS5 zoning. Students would attend Tom Joy Elementary School, Jere Baxter Middle School and Maplewood High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

1. Will this project include any affordable or workforce housing units? Affordable housing is still being discussed.
2. If so, how many and what is the percentage of the entire development? Percentage is unknown at this time.
3. How will you enforce the affordability requirements? It is not yet known how it will be enforced.
4. Have any structures been demolished in the last 12 months? No structures have been demolished in the last 12 months.

STAFF RECOMMENDATION

The proposal is consistent with the T4 NE policy and with the existing residential uses along Edwin Street. Therefore, staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to a maximum of 32 residential units.
2. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RS5 zoning district as of the date of the applicable request or application.
4. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
5. The Preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.



Metro Planning Commission Meeting of 04/27/2017

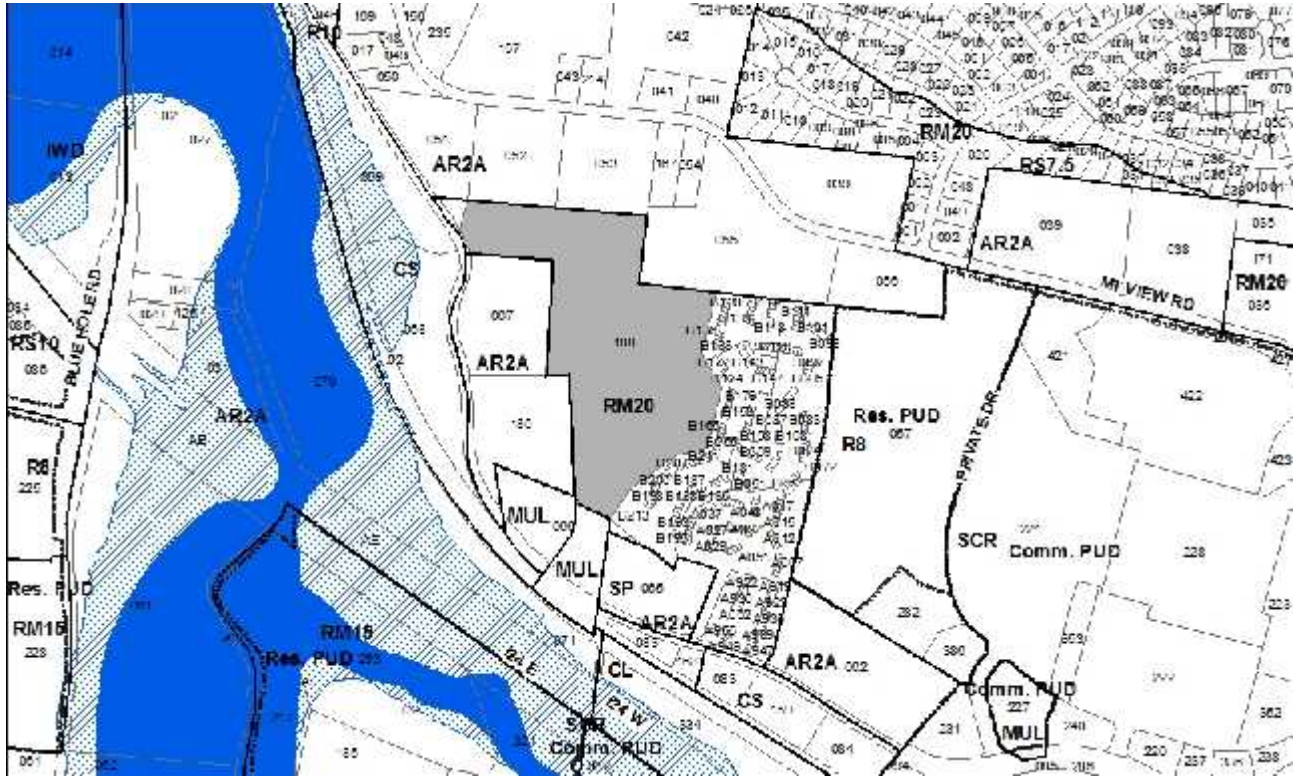
6. The final site plan shall label all internal driveways as “Private Driveways”. A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner’s Association.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council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



SEE NEXT PAGE



Metro Planning Commission Meeting of 04/27/2017



2017SP-032-001
HICKORY HOLLOW PARKWAY SP
Map 163, Parcel(s) 188
13, Antioch – Priest Lake
32 (Jacobia Dowell)



Project No. Specific Plan 2017SP-032-001
Project Name Hickory Hollow Parkway SP
Council District 32 – Dowell
School District 06 – Hunter
Requested by Jacobia Dowell, applicant; Vastland Development, Inc., owner.

Staff Reviewer Shepard
Staff Recommendation *Defer to the May 11, 2017, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval are received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.*

APPLICANT REQUEST

Zone change from RM20 to SP-R.

Preliminary SP

A request to rezone from Multi-Family Residential (RM20) to Specific Plan-Residential (SP-R) zoning for property located at Hickory Hollow Parkway (unnumbered), approximately 1,600 feet south of Mt. View Road, (19.27 acres), to permit up to 350 units and apply appropriate design standards.

Existing Zoning

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *RM20 would permit a maximum of 385 units.*

Proposed Zoning

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

ANTIOCH – PRIEST LAKE 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 Community Center (T4 CC) is intended to enhance and create urban community centers that contain commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T4 Urban Community Centers serve urban communities generally within a 5 minute drive or a 5 to 10 minute walk. T4 CC areas are pedestrian friendly areas, generally located at intersections of prominent



Metro Planning Commission Meeting of 04/27/2017

Proposed Regulatory SP Start

Hickory Hollow Parkway Specific Plan (SP)

Development Summary	
SP Name	Hickory Hollow Parkway
SP Number	2017SP-032-001
Council District	32
Map & Parcel	Map 163; Parcel 188

Site Data Table	
Site Data	19.27
Existing Zoning	RM20
Proposed Zoning	SP
Allowable Land Uses	Multifamily residential

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to a maximum of 350 multifamily dwelling units with associated accessory structures limited to a pool, fitness center, and community meeting space.
2. The development shall be developed as a master deed/horizontal property regime that allows for the sale of individual units.
3. A Traffic Impact Study (TIS) shall be submitted with the submittal of a final site plan. The TIS shall be reviewed by Metro Planning Department staff in conjunction with Metro Public Works, and necessary improvements shall be completed or bonded prior to an agreed upon timeframe, but in no instance shall a final use & occupancy permit be issued without all required improvements in place. The TIS shall take into account existing and approved developments along Hickory Hollow Parkway.
4. The exterior of each structure shall consist of the 100% masonry products as noted below:
 - brick
 - stone
 - and/or cement board siding or a similar material or a combination thereof
 - Units shall consist of 20% brick to be focused on highly visible areas, with the remaining 80% being either brick or other masonry products.
5. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
6. Vinyl siding, EFIS and untreated wood shall be prohibited materials.
7. Porches shall provide a minimum depth of six feet.
8. A raised foundation of 18"-36" is required for all residential structures.
9. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
10. All driveways shall be 100% concrete or asphalt.
11. Only one access point to Hickory Hollow Parkway shall be permitted unless required by the Fire Marshal. With submittal of a final site plan, an access study shall be submitted (which may also be included within the required TIS).
12. Portions of the property that fall within Conservation Policy shall be undisturbed and existing vegetation shall be maintained.
13. Each unit shall have a garage, or shall have assigned space (s) in a surface lot, in according with the parking standards of Table 17.12.030. UZO reductions shall not be applicable when calculating required parking.
14. Dumpsters or recycling containers shall be screened with a masonry enclosure, on all sides which are not used for ingress and egress. Wooden doors shall be provided on one side to allow



Metro Planning Commission Meeting of 04/27/2017

access to the dumpsters or recycling containers within the masonry enclosure. There shall be a minimum of one dumpster per 50 units provided.

15. A sidewalk and grass planting strip consistent with the Major and Collector Street plan shall be provided along the Hickory Hollow Parkway frontage of the site.
16. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application. Sidewalks consistent with the standards of the Major and Collector Street Plan shall be constructed along the site's Hickory Hollow Parkway frontage prior to the issuance of any use & occupancy permits.
17. 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. 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.

Proposed Regulatory SP end



Metro Planning Commission Meeting of 04/27/2017

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

Consistent with Policy?

The subject property is located at the edge of an area of T4 CC policy, adjacent to T3 Suburban Residential Corridor policy. T4 CC policy supports solely residential buildings as a transition from higher intensity commercial or mixed uses in the center to adjacent lower intensity residential uses in areas that are not located at key intersections or corridor segments. The property is located along an arterial away from major intersections. The proposed SP allows for multifamily residential uses which transitions to the less intense suburban residential development that is supported by the T3 Suburban Residential Corridor policy to the north. The SP also includes a standard prohibiting disturbance of portions of the property that fall within Conservation policy. As proposed, the SP is consistent with the policy.

ANALYSIS

The request is a regulatory SP and does not include a site plan. The subject property is 19.27 acres in size and is currently vacant. An existing multifamily development is located to the east of the subject property. There are existing commercial and mixed uses on properties with frontage along Hickory Hollow Parkway to the west and southwest. The remainder of the surrounding properties are vacant or in one or two-family residential use. The zoning in the area is a mix of Commercial Service and Mixed Use zoning districts along Old Hickory Parkway, with a mix of multi-family residential and agricultural zoning away from the arterial roadways.

The proposed SP includes a maximum of 350 multifamily units, or 35 fewer units than could potentially be achieved under the base zoning. Uses are limited to multifamily and associated amenities such as a pool, fitness center, or leasing office. The SP includes architectural standards for raised foundations, porch depth, window orientation, and minimum entrances, as well as required and prohibited materials. The SP requires all masonry building materials, with a minimum of 20 percent of each unit to be brick, applied in highly visible areas.

Vehicular access is limited to one access point to Hickory Hollow Parkway, unless additional access is required by the Fire Marshal. An access study and traffic impact study are required with submittal of the final site plan. Parking is required to meet the standards of the Metro Zoning Ordinance. A sidewalk and planting strip consistent with the requirements of the Major and Collector Street Plan are also required to be provided along Hickory Hollow Parkway.

The standards in the proposed SP prohibit disturbance of areas in Conservation policy and allow for multifamily residential use, which is consistent with the goals for portions of T4 CC policy areas that are removed from the community center core. The SP includes architectural standards which will enhance the design quality of the multifamily units and sidewalks along Hickory Hollow to increase pedestrian connectivity.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- AWC with 2 means of ingress/egress.
- Fire Code issues will be addressed in the permit phase.



Metro Planning Commission Meeting of 04/27/2017

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Returned for corrections

- Unit count in latest availability study is significantly less than what is proposed in this Preliminary SP (288 units in latest study, 350 proposed). Please update this study (letter to Dale and Associates, dated August 26, 2015), so unit counts match.

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.
- No plan submitted, detailed plan review will occur with Final SP submittal. Plan must comply with MPW standards and specifications within the ROW.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- TIS is required to determine roadway improvements to mitigate project traffic impact prior to final SP approval.
- Provide adequate sight distance at access roads.
- Right turn lane and Left turn lane may be required on Hickory Hollow Parkway at access.

Maximum Uses in Existing Zoning District: **RM20**

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)	19.27	-	385 U	2457	193	230

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)	19.27	-	350 U	2245	176	211

Traffic changes between maximum: **RM20 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-35 U	-212	-17	-19



Metro Planning Commission Meeting of 04/27/2017

METRO SCHOOL BOARD REPORT

**Projected student generation existing RM20 district: 43 Elementary 23 Middle 24 High
Projected student generation proposed SP-R district: 39 Elementary 21 Middle 22 High**

The proposed SP zoning is expected to generate eight fewer students than the existing RM20 zoning. Students would attend Cane Ridge Elementary School, Antioch Middle School and Cane Ridge High School. Cane Ridge Elementary and Cane Ridge High School have been identified as being over capacity. There is additional capacity within the cluster for Cane Ridge Elementary. There is no additional capacity in adjacent clusters for high school students; however, the proposed SP is expected to generate fewer students than the existing zoning. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

Staff recommends deferral to the May 11, 2017, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval from all reviewing agencies are received, staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS (if approved)

1. Uses within the SP shall be limited to up to 350 residential units.
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 RM20 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. With the corrected copy of the preliminary SP, Standard #11 shall be revised as follows: Only one access point to Hickory Hollow Parkway shall be permitted along the existing frontage of Parcel 188. Additional access points to Hickory Hollow Parkway could be provided through adjacent properties. With submittal of a final site plan, an access study evaluating all proposed access points shall be submitted (which may also be included within the required TIS).
4. With the corrected copy of the preliminary SP, Standard #5 shall be revised as follows: Building facades fronting a public street or private drive shall provide a minimum of one entrance (doorway) and a minimum of 15% glazing.
5. Building elevations consistent with the architectural standards included in the Preliminary SP plan shall be provided with the Final SP.
6. 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.
7. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
8. 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



Metro Planning Commission Meeting of 04/27/2017

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.



NO SKETCH



Project Nos.
Project Name
Council Bill No.
Council District
School District
Requested by

Text Amendment 2017Z-010TX-001
Religious Institution Terminology
BL2017-654
Countywide
Countywide
Councilmembers Sheri Weiner, Dave Rosenberg, Fabian Bedne, Nick Leonardo, Jeremy Elrod, Brett Withers, Colby Sledge, Angie Henderson, Steve Glover, Anthony Davis, Jeff Syracuse, Bob Mendes, Robert Swope, Freddie O'Connell, Kevin Rhoten, Mina Johnson

Staff Reviewer
Staff Recommendation

Milligan
Approve amendments to Title 17.

TEXT AMENDMENTS

A request to amend Chapters 2.28, 6.04, 7.08, 7.16, 10.48, 11.28, 12.48, 17.04, 17.16 and 17.20 to substitute "place of worship" or "religious institution" for "church".

PROPOSED AMENDMENTS TO TITLE 17

The proposed bill would amend various Titles of the Municipal Code to bring consistency to the terminology used in identifying religious institutions. Currently, the term "church" is utilized in places. The amendments would update all sections to utilize "religious institution", consistent with the use category "religious institution".

The proposed changes to Title 17 are as follows:

Section 17.04.060 – Definition of Wind energy facility (utility)

"Wind energy facility (utility)" means a wind energy facility consisting of two or more towers with turbines, or having a rated capacity of 100kW or more, and where the primary use of the facility is electrical generation to be sold to the wholesale electricity markets.

These terms regarding wind energy systems are referenced:

1. "Blade glint" means the intermittent reflection of the sun off the surface of the blades of a single or multiple wind turbine(s).
2. "Distance" means a measurement made in a straight line, without regard to intervening structures or objects, from the wind turbine's center toward the specified distance required by this title.
3. "Height" means the vertical distance from pre-development grade to the tip of the wind turbine blade at its highest point, or blade-tip height.
4. "Nacelle body" means the structure at the top of the wind turbine that is separate from the blades and comprises the rotor shaft, gearbox, and generator.
5. "Occupied building" means a residence, ~~church~~ religious institution, hospital, school, day-care, community education facility, or library.
6. "Shadow flicker" means the effect when the blades of an operating wind turbine pass between the sun and an observer, casting a readily observable, moving shadow on the observer and his/her immediate environment



Metro Planning Commission Meeting of 04/27/2017

7. "Wind energy facility" means a wind turbine and all associated equipment, machinery and structures utilized to convert wind to electricity. This includes, but is not limited to, towers, transmission, storage, collection and supply equipment, substations, transformers, and service and access roads.
8. "Wind turbine" means a device that converts kinetic wind energy into rotational energy to drive an electrical generator. A wind turbine typically consists of a tower, nacelle body, and a rotor with two or more blades.

Section 17.20.030 Parking requirements established

- F. Parking Study. Several uses listed in Tables 17.20.030 and 17.20.070 have a large variability in parking and/or loading demand, making it impossible to specify a single parking or loading requirement. The parking or loading requirement for such uses shall be established by the metropolitan traffic engineer based upon a parking and/or loading study. The board of zoning appeals may grant a parking reduction to the minimum parking requirement for existing ~~churches~~ religious institutions within residential districts which have a valid use and occupancy permit on the effective date of the ordinance codified in this chapter. This reduction will be based on a parking study demonstrating that the parking requirement is excessive due to carpooling, van-pooling, mass transit, and/or pedestrian movement between the ~~church~~ religious institution and the surrounding residential neighborhood.

ANALYSIS

The amendments to Title 17 provide clarity and consistency across the Municipal Code.

ZONING ADMINISTRATOR RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval.

ORDINANCE NO. BL2017-654

An ordinance amending Chapters 2.28, 6.04, 7.08, 7.16, 10.48, 11.28, 12.48, 17.04, 17.16, and 17.20 to substitute “place of worship” or “religious institution” for “church” (Proposal No. 2017Z-010TX-001).

WHEREAS, the Metropolitan Code of Laws (MCL) uses the term “church” whenever referencing buildings or property used for religious worship; and

WHEREAS, while the Metropolitan Code of Laws broadly defines “church” to include any building or property where a congregation regularly meets for religious worship (MCL §7.08.010), the term “church” is generally construed as referring primarily to a building used for Christian worship or even the whole body of Christian believers. (See, e.g., Merriam-Webster’s Unabridged dictionary, 11th ed.; and dictionary.com); and



Metro Planning Commission Meeting of 04/27/2017

WHEREAS, Nashville and Davidson County are home to a variety of religious denominations whose congregations may not necessarily subscribe to the term “church”; and

WHEREAS, other sections within the Metropolitan Code of Laws use the terms “place of worship” or “religious institution” in lieu of “church.” (See, e.g., MCL 17.16.170); and

WHEREAS, to further Nashville’s spirit of diversity and inclusiveness, it is fitting that broader more inclusive terms – “place of worship” or “religious institution” – be substituted for “church” throughout the Metropolitan Code of Laws.

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

Section 1. That Section 2.28.130 (Laws and ordinances—Enforcement authority) of the Metropolitan Code of Laws is hereby amended by deleting the word “churches” in Subsection E and substituting in lieu thereof “places of worship”.

Section 2. That Section 6.04.080 (Metal signs on street markers) is hereby amended by deleting the words “church” and “churches” in Subsection A and substituting in lieu thereof “place of worship” and “places of worship”, respectively.

Section 3. That Section 7.08.010 (Definitions) is hereby amended by deleting the word “church” and its definition, and by further adding the following new term and definition:

"Place of worship" means a building or property where a congregation regularly meets at least one day per week for religious worship.

Section 4. That Section 7.08.040 (Application—Requirements and conditions) is hereby amended by deleting the word “churches” in Subsection B and substituting in lieu thereof “places of worship”.

Section 5. That Section 7.08.090 (Location restrictions) is hereby amended by deleting the words “church” and “churches” in Subsection A.1 and substituting in lieu thereof “place of worship” and “places of worship”, respectively; and by deleting the word “church” in Subsection A.3 and substituting in lieu thereof “place of worship.”

Section 6. That Section 7.08.105 (Caterer’s permit) is hereby amended by deleting the word “church” that appears three (3) times in Subsection E and substituting in lieu thereof “place of worship”.

Section 7. That Section 7.16.110 (Location restrictions) is hereby amended by deleting the word “church” in Subsections A, C, F and G and substituting in lieu thereof “place of worship”.

Section 8. That Section 10.48.010 (Definitions) is hereby amended by deleting the word “churches” within the definition of “Public swimming pool” and substituting in lieu thereof “places of worship”.



Metro Planning Commission Meeting of 04/27/2017

Section 9. That Section 11.28.120 (Location of certain businesses restricted near places frequented by minors) is hereby amended by deleting the word “churches” in Subsections A, B, and C and substituting in lieu thereof “places of worship”.

Section 10. That Section 12.48.20 (Curb loading zones) is hereby amended by deleting the word “church” in Subsection D and substituting in lieu thereof “place of worship”.

Section 11. That Section 17.04.060 (Definitions of general terms) is hereby amended by deleting the word “church” that appears beneath the definition of “Wind energy facility (utility)” in subsection 5 defining “Occupied building” and substituting in lieu thereof “religious institution”.

Section 12. That Section 17.20.030 (Parking requirements established) is hereby amended by deleting the word “church” and “churches” in Subsection F and substituting in lieu thereof “religious institution” and “religious institutions” respectively.

Section 13. Be it further enacted, that this ordinance shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Sheri Weiner, Dave Rosenberg, Fabian Bedne, Nick Leonardo, Jeremy Elrod, Brett Withers, Colby Sledge, Angie Henderson, Steve Glover, Anthony Davis, Jeff Syracuse, Bob Mendes, Robert Swope, Freddie O'Connell, Kevin Rhoten, Mina Johnson



SEE NEXT PAGE



NO SKETCH



Project Nos.	Text Amendment 2017Z-011TX-001
Project Name	ROW Dedication and Minimum Lot Size
Council Bill No.	BL2017-684
Council District	Countywide
School District	Countywide
Staff Reviewer	Logan
Staff Recommendation	<i>Approve.</i>

TEXT AMENDMENTS

An ordinance to amend Title 17 of the Metropolitan Code regarding the dedication of right of way and minimum lot size.

HISTORY

On April 18, 2017, Metro Council approved Ordinance No. BL2016-493, which revised sidewalk requirements for multi-family and nonresidential development and added sidewalk requirements for one and two-family development. During the review of that ordinance, one and two-family developers became concerned about the requirement to dedicate right of way associated with the required sidewalk and the potential for building sites to not meet the minimum lot size required by the Zoning Code after the dedication.

PROPOSED TITLE 17 (ZONING CODE) AMENDMENTS

The Zoning Code currently includes a provision that addresses right of way dedications for property that could otherwise be subdivided. This text amendment would expand that provision to property that is developing without a subdivision:

Note 2: When a right-of-way dedication is required for an existing lot or parcel along an existing street that meets the minimum lot area or could be subdivided into two or more lots that would each meet the minimum lot area requirements for the zoning district prior to the dedication of right-of-way, the minimum lot area shall be considered to be the area prior to the dedication. The newly created lots shall meet all other bulk standards of the Zoning Code based on the dimensions after the dedication of the right-of-way.

ANALYSIS

The requirement to dedicate right of way would reduce the size of a lot, which could impact whether the lot meets the minimum lot area in the Zoning Code. Under the current Zoning Code, if a lot did not meet the minimum lot area, it would affect the lot’s duplex eligibility. This ordinance would remove a possible penalty for dedicating right of way to the required street standard by allowing the lot area to be considered as the lot size before the dedication of right of way. Given the need for additional sidewalk infrastructure, which may require additional right of way, staff recommends approval.

ZONING ADMINISTRATOR RECOMMENDATION

Approve



Metro Planning Commission Meeting of 04/27/2017

STAFF RECOMMENDATION

Staff recommends approval.

ORDINANCE NO. BL2017-684

An ordinance amending Title 17 of the Metropolitan Code, zoning regulations, by amending Chapter 17.12 regarding the dedication of right of way and minimum lot size. (Proposal No. 2017Z-011TX-001).

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

Section 1. That Table 17.12.020.A (Single-Family and Two-Family Dwellings) of Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by deleting Note 2 and replacing with the following Note 2:

Note 2: When a right-of-way dedication is required for an existing lot or parcel along an existing street that meets the minimum lot area or could be subdivided into two or more lots that would each meet the minimum lot area for the zoning district prior to the dedication of right-of-way, the minimum lot area shall be considered to be the area prior to the dedication. The newly created lots shall meet all other bulk standards of the Zoning Code based on the dimensions after the dedication of the right-of-way.

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

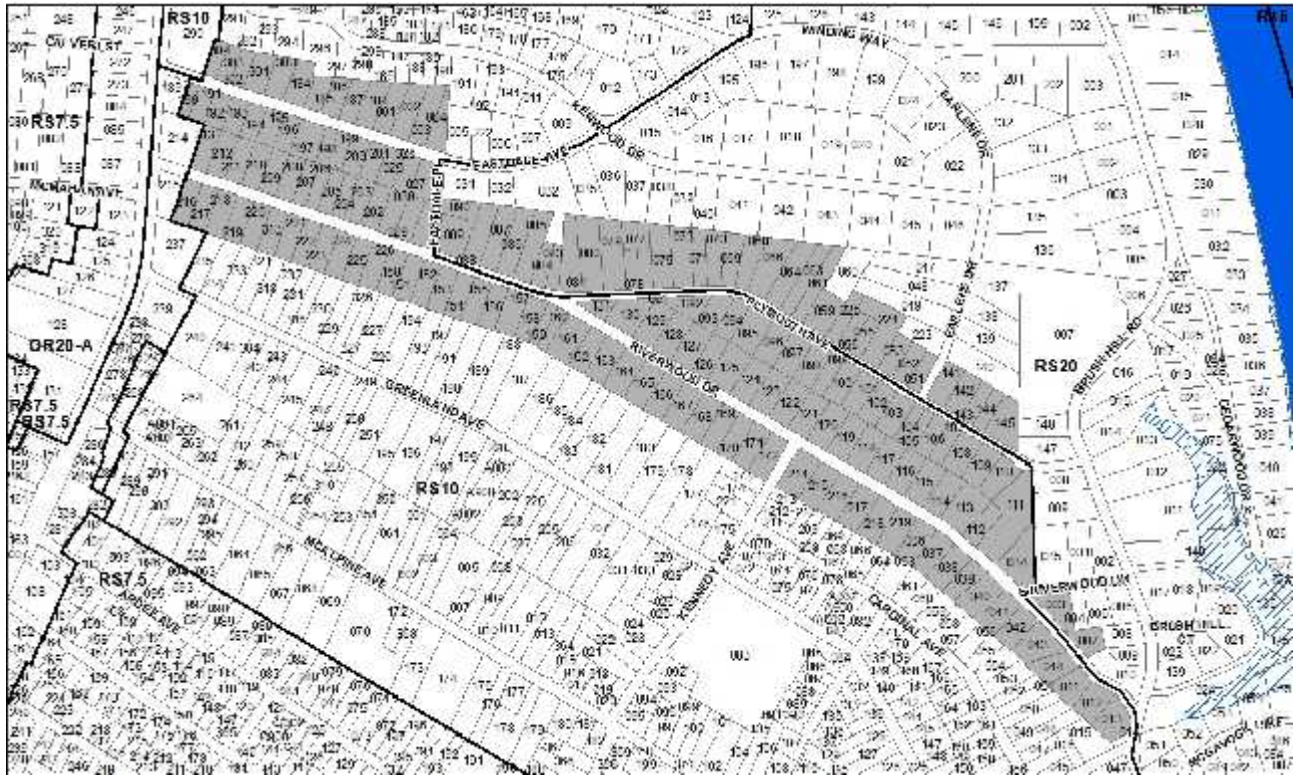
Sponsored by: Angie Henderson, Brett Withers



SEE NEXT PAGE



Metro Planning Commission Meeting of 04/27/2017



2017NHC-002-001
EASTDALE PLACE NEIGHBORHOOD CONSERVATION OVERLAY
Map Various, Parcel(s) Various
05, East Nashville
07 (Anthony Davis)



Project No.	Neighborhood Conservation Overlay 2017NHC-002-001
Project Name	Eastdale Place
Council Bill No.	BL2017-667
Council District	7 - Davis
School District	4 - Speering
Requested by	Councilmember Anthony Davis, applicant; various property owners.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Apply Neighborhood Conservation Zoning Overlay.

Neighborhood Conservation Zoning Overlay

A request to apply the provisions of the Eastland Place – Neighborhood Conservation Overlay to properties located along, E. Riverwood Drive, Riverwood Drive, Eastdale Avenue, Eastdale Place, Plymouth Avenue, (72.61 acres).

Existing Zoning

Single-Family Residential (RS10) 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.

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.

Proposed Overlay

Neighborhood Conservation Zoning Overlay (NCZO) are geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development.

CRITICAL PLANNING GOALS

- Preserves Historic Resources

The Neighborhood Conservation Zoning Overlay District is intended to preserve historic structures within the Inglewood Place and Jackson Park Neighborhoods through the implementation of development and design guidelines by the Metro Historic Zoning Commission and staff.

EAST NASHVILLE COMMUNITY PLAN

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



Metro Planning Commission Meeting of 04/27/2017

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.

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

Consistent with Policy?

All policies encourage the preservation and protection of historic features. The proposed Eastland Place – Neighborhood Conservation Overlay District will aid implementation of the design principles provided for in the land use policy.

REQUEST DETAILS

The properties to be included in the proposed Eastland Place Neighborhood Conservation Overlay are generally located east Gallatin Pike, south of Kenwood Drive, north of Greenland Avenue, and west of Brush Hill Road. The area consists primarily of single-family residential with some two-family residential uses. This area also includes a few multi-family uses.

The following is background information from the Metro Historical Commission staff, which refers to the application for the Eastdale Place Neighborhood Conservation Overlay:

Metro Historic Zoning Commission staff recommendation

Applicable Ordinance:

Article III. Historic Overlay Districts

17.36.120 Historic Districts Defined. B. Historic Landmark. An historic landmark is defined as a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County; and that meets one or more of the following criteria:

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



Metro Planning Commission Meeting of 04/27/2017

Background:

The Eastdale neighborhood began discussion about a potential overlay in 2015 as part of an overlay for the greater Jackson Park neighborhood. Due to opposition in other parts of the neighborhood, an application for a Jackson Park neighborhood conservation overlay was not filed. The most recent public informational meeting specifically for the potential Eastdale NCZO was noticed by the neighborhood and hosted at the Inglewood Public Library on February 27, 2017. Notice for the April 19 public hearing was mailed on March 27, 2017. The draft design guidelines have been on Metro's website since March 23, 2017.

The public hearing for the Planning Commission is scheduled for April 27, 2017, and Metro Council for May 2, 2017 (The future meeting dates can change so please check the respective agendas.) Eastdale Place is an early 20th century planned suburban development that is part of the Jackson Park National Register of Historic Places district. It is significant in the area of community planning and development as an excellent representation of the expanding Nashville suburbs and evolving national trends in suburban planning. The district is also significant for its architecture. Laid out in 1923, Eastdale Place is the earliest planned development within the Jackson Park Historic District. According to the plat, it is a subdivision of a portion of Lot No. 4 of the William Williams plantation. Eastdale Place encompasses properties fronting either side of Eastdale Avenue between Gallatin Pike and its intersection with Eastdale Place. The west ends of Riverwood Drive and Plymouth Avenue are also included within the 1923 layout of Eastdale Place. Streets within Eastdale Place are more or less straight, adopting the layout of suburban development to the south and indicative of streetcar suburbanization. As indicated by the 1923 plat, Eastdale Place was bordered to the south by the Greenland Subdivision. The Nashville-Gallatin Interurban Railroad following Gallatin Pike is identified on the plat of Eastdale Place.

Analysis and Findings:

The proposed overlay is located in the Jackson Park National Register of Historic Places District and so meets criterion 5 of section 17.36.120 of the ordinance.

Recommendation:

Staff suggests that the Commission recommend approval of the overlay for these eligible properties to the Council and adopt the design guidelines proposed for the new district.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

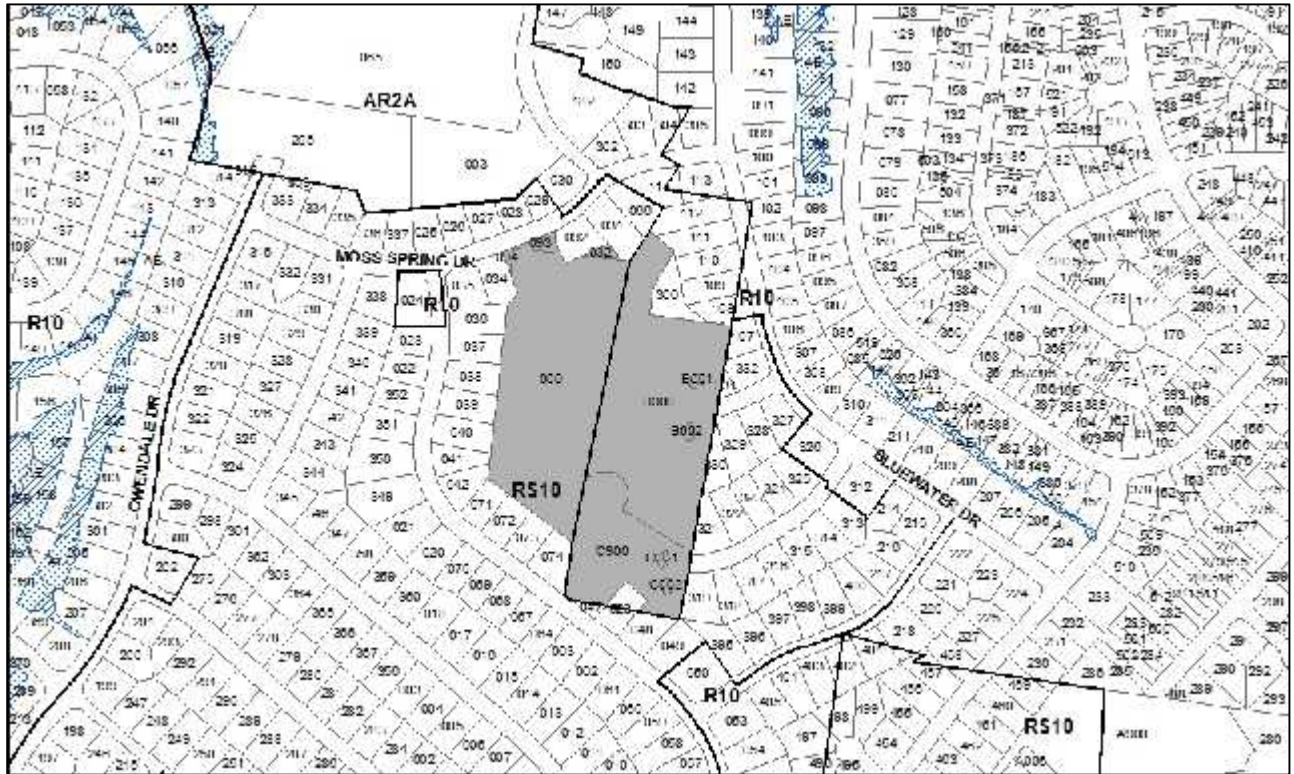
On April 19, 2017, the Metro Historic Zoning Commission recommended approval and adoption of the design guidelines for the Eastdale Neighborhood Conservation Zoning Overlay.

STAFF RECOMMENDATION

Staff recommends approval of the proposed Neighborhood Conservation Overlay.



Metro Planning Commission Meeting of 04/27/2017



2017UD-003-001

MOSS SPRING DRIVE AND BLUEWATER TRACE UDO

Various Maps, Various Parcel(s)

13, Antioch – Priest Lake

29 (Karen Johnson)



Project No.	Urban Design Overlay 2017UD-003-001
Project Name	Moss Spring Drive and Bluewater Trace UDO
Council Bill No.	BL2017-701
Council District	29 – Johnson
School District	7 – Pinkston
Requested by	Councilmember Karen Johnson, applicant; Moss Spring, LLC, owner.
Staff Reviewer	Buechler
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST
Establish an Urban Design Overlay District

Urban Design Overlay

A request to apply an Urban Design Overlay to establish building and site design standards on various properties located along Moss Spring Drive and Bluewater Trace, approximately 540 feet west of Bluewater Drive, zoned Agricultural/Residential (AR2a) and Single-Family Residential (RS10) (11.25 acres).

Existing Zoning

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

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.

Existing Overlay Zoning

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

The Contextual Overlay District is currently applied to the RS10 zoned properties within the proposed UDO boundary.

Proposed Overlay Zoning

Urban Design Overlay (UDO) is intended to allow for the application and implementation of special design standards with the intent of achieving a sense of place by fostering a scale and form of development that emphasizes sensitivity to the pedestrian environment, minimizes intrusion of the automobile into the built environment, and provides for the sensitive placement of open spaces in relationship to building masses, street furniture and landscaping features in a manner otherwise not insured by the application of the conventional bulk, landscaping and parking standards of the Zoning Code. Application of this special overlay district shall be limited to areas requiring specialized design standards either to maintain and reinforce an established form or character of development or to achieve a specific design objective for new development.



Metro Planning Commission Meeting of 04/27/2017

ANTIOCH – PRIEST LAKE COMMUNITY PLAN

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

Consistent with Policy?

No. The proposed UDO standards are inconsistent with the policy since they would create a character of development that is inconsistent with the existing character of the neighborhood.

PURPOSE OF UDO

The stated intent of the Moss Spring Drive and Bluewater Trace UDO is to employ appropriate design standards that preserve the integrity and footprint of the existing surrounding development pattern and ensure that future growth respects and is consistent with the wider area and fosters an appropriate sense of place for the community.

REQUEST DETAILS

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

Design Criteria

- **Height:** The maximum height for any principal structure is 2 stories in 30 feet. Maximum height shall be measured from the average grade elevation as measured at the build-to line along the front facade to the roof ridge line. Natural grade is the base ground elevation prior to grading. The maximum eave height of any principal structure shall be 22 feet from the top of the raised foundation.
- **Garages:** Garages shall be detached and located behind the principal structure, or attached and accessed from the side or rear of the principal structure. The eave of the garage shall not exceed the height of the eave line of the primary structure.
- **Accessory Structures:** Accessory structures shall be screened with landscaping so as not to be visible from the public street right-of-way. The total building footprint of an accessory building, including detached garages, shall be less than 50% of the total building footprint of the primary structure. The eave of the accessory structure shall not exceed the height of the eave line of the primary structure.
- **Access and Driveways:** Driveways are limited to one curb cut per public street frontage. For corner lots, one curb cut is permitted in total for all lot frontages. Driveways and all other impervious surfaces in the required street setback shall be a maximum of 12 feet in width within the street setbacks. Driveways shall be setback a minimum of 2 feet from the side property line. Shared access drives shall be allowed to build to the lot line.
- **Building Materials:** EIFS, vinyl and aluminum siding, and untreated wood shall not be permitted. Design for buildings on corner lots shall incorporate continuity of design in architectural details and materials that address both streets and shall avoid long, monotonous, uninterrupted walls or roof planes. The primary exterior material shall be brick or stone masonry. Hardie Board shall be permitted only as a secondary material. Secondary building materials shall be defined only as gables, dormers and bay windows.



Metro Planning Commission Meeting of 04/27/2017

- **Raised Foundation:** A raised foundation of 18”-36” on the front facade is required for all residential structures.
- **Glazing:** Glazing (window openings) shall be a minimum of fifteen percent along the street facing facade. Window openings along the street facing façade shall be square or vertically oriented except for transom windows. For purposes of measuring glazing, minimum glazing shall be measured from the top of foundation to the roof line.
- **Principal Entrance:** The main entry to the building shall address the primary street.
- **Porch Depth:** Porches shall have a minimum of six feet of depth.

Compliance

Triggers for compliance are as follows:

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

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

Modifications

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

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

ANALYSIS

The standards that are proposed for driveway width, garage location and materials are inconsistent with the surrounding area and are, therefore, also inconsistent with the stated purpose of the UDO and the policy to maintain the existing character of the community. Many of the surrounding properties have driveways wider than 12 feet and front loaded garages that would not comply with the proposed UDO standards for driveway width and garage access. While narrower driveways and attached garages accessed from the side or rear are good urban design principles, these standards are inconsistent with the surrounding properties, which is the stated purpose of this UDO. The majority of the surrounding properties have siding as a primary building material and would not comply with the proposed material standards. The proposed standards require the primary exterior material to be only brick or stone masonry which would be inconsistent with the surrounding character. Any proposed UDO standards should be tailored to meet the specific goals of that area and to be in line with the stated intent of the UDO to maintain the existing character of the community.

In 2015, a Contextual Overlay was applied to the area, including the RS10 zoned properties within the proposed UDO boundary. The purpose of a Contextual Overlay is to maintain and reinforce an established form or character of residential development in a particular area. Since the proposed UDO standards are inconsistent with the surrounding area, as stated above, the standards are also



Metro Planning Commission Meeting of 04/27/2017

inconsistent with the purpose of a Contextual Overlay. While the Contextual Overlay standards would not apply to new lots created along an existing street in most instances, it would be inappropriate to apply standards that would be inconsistent with the purpose of the Contextual Overlay.

A UDO is the incorrect tool for the proposed area. UDOs are intended to be applied to larger areas in order to impact the future character and built environment of the larger context. A UDO is not a site specific tool, and is inappropriately applied in this proposal.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development.

STORMWATER RECOMMENDATION

Approve

STAFF RECOMMENDATION

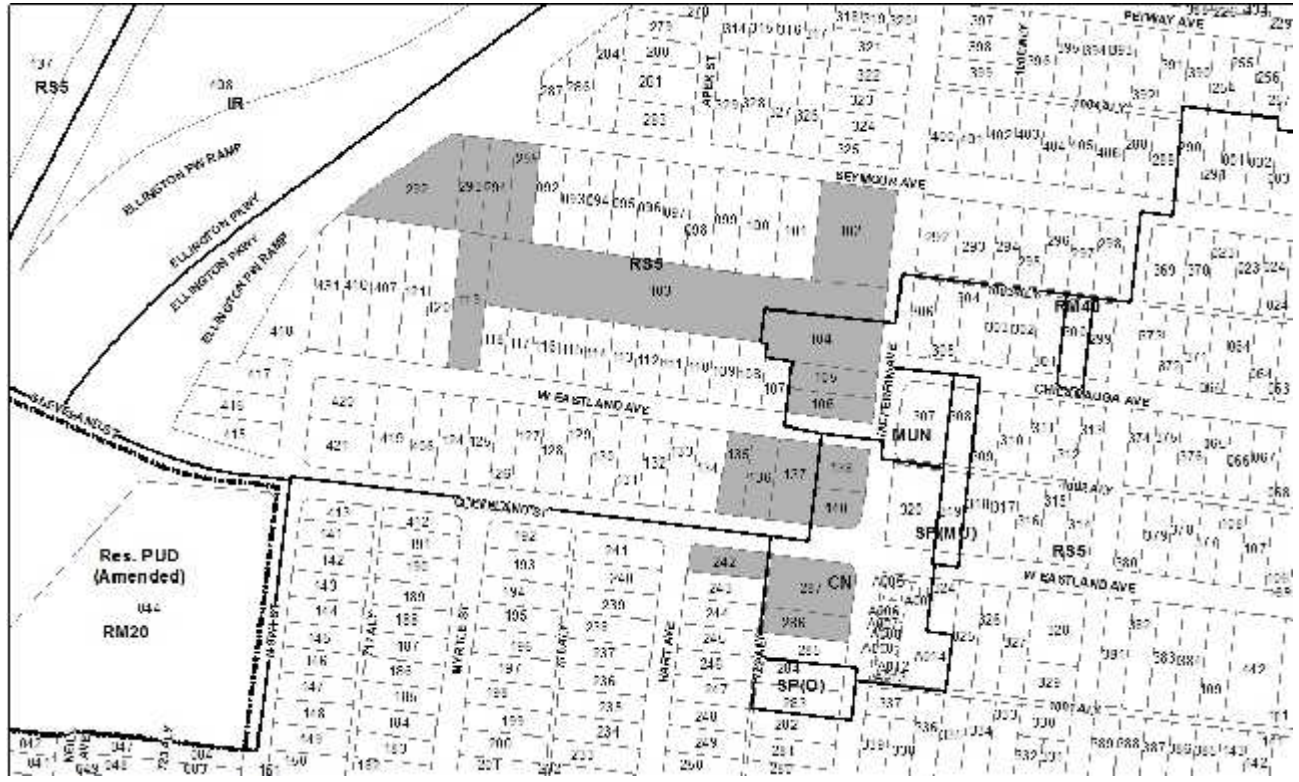
Staff recommends disapproval. A UDO is the incorrect tool due to the number and size of the properties included. In addition, the standards that are proposed are inconsistent with the surrounding area and the stated purpose of the UDO to maintain the existing character of the community.



SEE NEXT PAGE



Metro Planning Commission Meeting of 04/27/2017



2017Z-075PR-001

Map 082-04, Parcel(s) 292-295

Map 082-08, Parcel(s) 102-106, 119, 135-138, 140, 242, 286-287

05, East Nashville

05 (Scott Davis)



Project No. **Zone Change 2016Z-075PR-001**
Council Bill BL2017-678
Council District 05 – Davis
School District 05 – Buggs
Requested by Councilmember Scott Davis, applicant; various property owners.

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

Staff Reviewer Shepard
Staff Recommendation *Disapprove as submitted. Approve with a substitute ordinance.*

APPLICANT REQUEST

Zone change from CN and RS5 to MUL-A.

Zone Change

A request to rezone from Commercial Neighborhood (CN) and Single-Family Residential (RS5) to Mixed Use Limited-Alternative (MUL-A) zoning for various properties along McFerrin Avenue, Seymour Avenue, West Eastland Avenue and Cleveland Street (approximately 6.75 acres) and partially within the Greenwood and Maxwell Heights Neighborhood Conservation Overlay Districts.

Existing Zoning

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

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.

Greenwood and Maxwell Heights Neighborhood Conservation Overlay Districts are defined as geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development, and that meets one or more of the criteria outlined in Section 17.36.120 of the Metro Zoning Ordinance.

Proposed Zoning

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

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



Metro Planning Commission Meeting of 04/27/2017

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

EAST NASHVILLE COMMUNITY PLAN

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

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

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.

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

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

Consistent with Policy?

The properties included in the proposed zone change are located in several different policy areas. Four properties within the zone change area are Metro-owned and within Civic policy, which is intended for properties to be used for civic purposes. Properties in Civic policy areas are not typically rezoned unless a decision has been made that conveying the site to the private sector is in



Metro Planning Commission Meeting of 04/27/2017

the best interest of the public. In such cases, the policy and zoning would be changed to be consistent with the surrounding context and locational characteristics of the site. The location of these parcels at the interior of the neighborhood and surrounded by one and two-family residential makes the requested zoning, MUL-A, inappropriate.

Six of the parcels in the zone change area are located, in whole or in part, within T4 NM policy, and one parcel is within T4 NE policy. Both T4 NM and T4 NE policy are residential policies aimed at preserving the general character of existing urban neighborhoods or enhancing that character with increased housing choices and improved connectivity. Neither policy supports mixed-use zonings; the requested zoning is inconsistent with the goals of these policies.

Portions of two parcels within the zone change area are located within Transition policy. Transition policy is intended to serve as a transition between higher intensity corridors and lower intensity residential neighborhoods. The application of MUL-A zoning to the areas in Transition policy would result in moderate intensity mixed use immediately adjacent to single-family residential, which does not achieve an appropriate transition into the residential neighborhood.

Finally, seven of the parcels in the zone change area are located within T4 NC policy. T4 NC policy is intended for mixed use, commercial, residential and institutional land uses at a scale to serve urban neighborhoods that are generally within a five minute walk. However, the requested zoning, MUL-A, allows for more intense auto-oriented uses and an increased bulk and scale that would be inconsistent with the scale of the existing neighborhood center and the context of the surrounding neighborhood. The requested zone change is also inconsistent with the T4 NC policy.

ANALYSIS

The zone change area includes several parcels along McFerrin and West Eastland Avenues within the neighborhood center. These properties are currently in commercial use or are expected to accommodate a mix of uses as they redevelop. The zone change area also includes a number of parcels along West Eastland Avenue, Cleveland Street, and Seymour Avenue which are currently vacant or in residential use.

As proposed, the zone change is inconsistent with policy—it is too intense, even in areas of Neighborhood Center policy, and does not achieve appropriate transitions to the residential neighborhood. The requested zone change would apply a single moderate intensity mixed-use zone, MUL-A, to all of these diverse parcels, without regard for the different policy goals in the area. However, with modifications to tailor the proposal so that it better addresses the varying policy intents and locational characteristics of the properties, some zone change is appropriate in this area.

Staff recommends approval of a substitute, which removes some properties from the zone change area and proposes zoning districts other than the MUL-A requested for others. With approval of the substitute, all of the properties in Civic and T4 NM policy areas would be removed from the zone change, as the policy goals for those properties and their location interior to the neighborhood makes them inappropriate locations for increased intensity.

The substitute includes application of RM20-A zoning to a single property located at the corner of McFerrin and Seymour Avenues, within an area of T4 NE policy. The proposal also includes application of MUL-A zoning to a single property at the northwest corner of McFerrin Avenue and



Metro Planning Commission Meeting of 04/27/2017

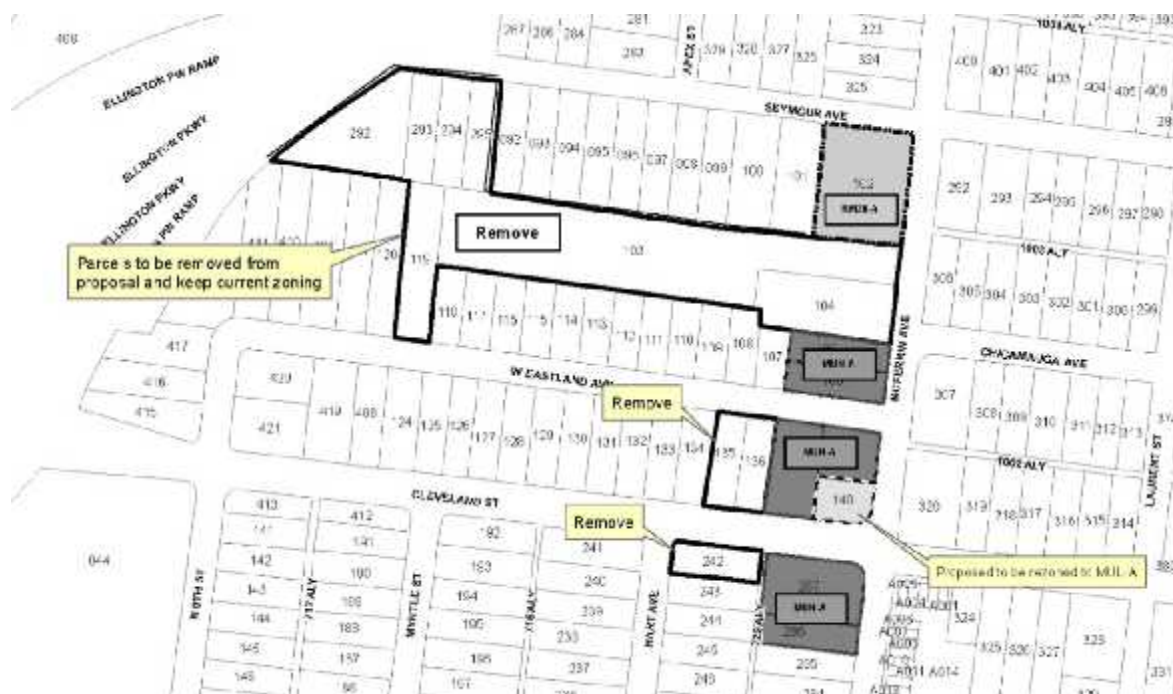
Cleveland Street within T4 NC policy. The remaining properties in the zone change area, all of which are located in T4 NC policy, would be rezoned MUN-A.

T4 NE policy supports a variety of housing types including multifamily, in order to enhance urban neighborhoods with increased housing choice and improved connectivity. The zoning proposed by the substitute for the parcel within T4 NE policy, RM20-A, would allow for single-family, duplexes, or multifamily dwellings with standards for access and building placement to help create more walkable neighborhoods. The parcel is located on a corner and adjacent to areas of Transition and T4 Neighborhood Center policy, which makes this site an appropriate location for increased housing choices.

T4 NC policy is intended for mixed use, commercial, residential and institutional land uses at a scale to serve urban neighborhoods that are generally within a five minute walk. T4 NC policy potentially supports a range of zoning districts depending on the context and locational characteristics of the property. The substitute proposes MUN-A zoning for the majority of the properties within the T4 NC policy, which would allow for a range of uses that are consistent with the goals of the policy at a similar scale to the existing neighborhood center. The substitute also includes application of MUL-A zoning to a single parcel at the northwest corner of McFerrin Avenue and Cleveland Street. The property is located at the core of the neighborhood center and separated from the interior of the neighborhood by a property proposed to be zoned MUN-A. The location of this property makes it an appropriate location for the wider range of uses permitted in MUL-A zoning, with the intervening MUN-A zoned property helping to provide a transition from center to the surrounding residential neighborhood.

Substitute Ordinance

Staff recommends approval of a substitute ordinance to modify the proposed zone change as depicted on the map below:





Metro Planning Commission Meeting of 04/27/2017

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

The below traffic table was generated based on the requested rezoning of MUL-A for all properties involved.

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)	5.85	8.7 D	50 U	550	45	58

Maximum Uses in Existing Zoning District: CN

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.9	0.25 F	9,801 SF	457	15	45

Maximum Uses in Proposed Zoning District: MUL-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	6.75	1 F	294,030 SF	13689	291	1311

Traffic changes between maximum: RS5 & CN and MUL-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+12,682	+230	+1208

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 4 Elementary 3 Middle 3 High

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

Projected student generation proposed MUL-A district: 30 Elementary 18 Middle 15 High

The proposed MUL-A zoning is expected to generate 53 more students than the existing zoning, assuming 40 percent of the floor area permitted by the MUL-A zoning is utilized for nonresidential uses. Students north of West Eastland Avenue would attend Hattie Cotton Elementary School, Gra-Mar Middle School, and Maplewood High School. Students north of West Eastland Avenue would attend Glenn Elementary School, Jere Baxter Middle School, and Maplewood High School. None of the schools have been identified as over-capacity. This information is based upon data from the school board last updated November 2016.



Metro Planning Commission Meeting of 04/27/2017

STAFF RECOMMENDATION

Staff recommends disapproval of the ordinance as filed, but approval of a substitute ordinance.



SEE NEXT PAGE



Metro Planning Commission Meeting of 04/27/2017



2016Z-120PR-001
Map 071-12, Parcel(s) 215
5, East Nashville
5 (Scott Davis)



Project No.	Zone Change 2016Z-120PR-001
Council District	05 – S. Davis
School District	5 – Buggs
Requested by	Friendship Homes, Inc., applicant and owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST

Zone change from RS5 to R6

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential (R6) zoning on property located at 900 Oneida Avenue, at the southeast corner of Montgomery Avenue and Oneida Avenue, (0.22 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 1 unit.*

Proposed 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. *R6 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.*

EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

While R6 zoning may be supported by the T4 Urban Neighborhood Evolving policy, zone changes should be analyzed by looking holistically at the surrounding area and the specific site. The proposed zone change would allow up to two units on this lot. The neighborhood is predominantly single-family dwelling units and this lot is approximately 1,800 feet north of Douglas Avenue, which is the nearest corridor to the site. The proposed zone change may be more appropriate along a corridor or on a corner with a built alley, than in this location.



Metro Planning Commission Meeting of 04/27/2017

ANALYSIS

The property is located at the corner of Montgomery Avenue and Oneida Avenue. The existing zoning allows for a single-family residential unit only. The neighborhood consists of primarily single-family units with some two-family residential units located closer to the corridor to the south. There is no alley located along this property. The T4 Urban Neighborhood Evolving Policy may support more housing choices; however, the policy directs the evaluation of successful infill to take into account elements of the existing developed character, such as the street network, presence of alleys, block structure and proximity to centers and corridors. The proposed zoning would allow a two-family dwelling unit, which is inappropriate in this area, particularly given the absence of an alley and considering the existing neighborhood pattern and location.

FIRE DEPARTMENT RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	0.22	8.71 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two -Family Residential* (210)	0.22	7.26 D	2 U	20	2	3

*Based on two two-family lots.

Traffic changes between maximum: **RS5 and R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+10	+1	+1

METRO SCHOOL BOARD REPORT

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

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

The proposed zoning district will generate no additional students beyond what would be generated under the existing RS5 zoning district. Students would attend Schwab Elementary School, Here Baxter Middle School, and Maplewood High School. None of the schools have been identified as



Metro Planning Commission Meeting of 04/27/2017

being over capacity by the Metro School Board. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

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



Metro Planning Commission Meeting of 04/27/2017



2017Z-018PR-001
Map 082-04, Parcel(s) 195
05, East Nashville
05 (Scott Davis)



Project No.	Zone Change 2017Z-018PR-001
Council Bill No.	BL2017-673
Council District	05 – S. Davis
School District	5 – Buggs
Requested by	Councilmember Scott Davis, applicant; Home Repair Doctors, LLC, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST

Zone change from RS5 to RM20.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential (RM20) zoning on property located at Sharpe Avenue (unnumbered), approximately 800 feet west of Ellington Parkway (0.4 acres).

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. *RS5 would permit a maximum of 2 lots.*

Proposed Zoning

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *RM20 would permit a maximum of 8 units*

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

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



Metro Planning Commission Meeting of 04/27/2017

Consistent with Policy?

No. While the T4 Neighborhood Evolving policy may support multi-family zoning districts, the proposed location is not appropriate. The site is located interior to a neighborhood on a dead end street. Surrounding land uses are primarily single-family with a few scattered two-family units. The policy may support multi-family zoning based on locational criteria, such as proximity to a major corridor. The site is located approximately 1,700 feet from Douglas Avenue, the nearest corridor.

ANALYSIS

Staff recommends disapproval of the request. The property is located within the interior of an establish neighborhood at the end of a dead end street. The pavement currently does not extend to the property. There is an existing unimproved alley located to the rear of the site.

The proposed RM20 zoning would permit up to 8 residential units. This intensity is inconsistent with the surrounding land use pattern and would change the character of the existing neighborhood while significantly increasing the traffic flow through an established neighborhood. Staff recommends the RS5 zoning remain in place as single-family use is consistent with policy and the character of the existing neighborhood.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **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)	0.4	8.71 D	3 U	29	3	4

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.4	20 D	8 U	54	5	5

*Based on two-family lots



Metro Planning Commission Meeting of 04/27/2017

Traffic changes between maximum: RS5 and RM20

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 5 U	+25	+2	+1

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed RM20 district: 1 Elementary 1 Middle 1 High

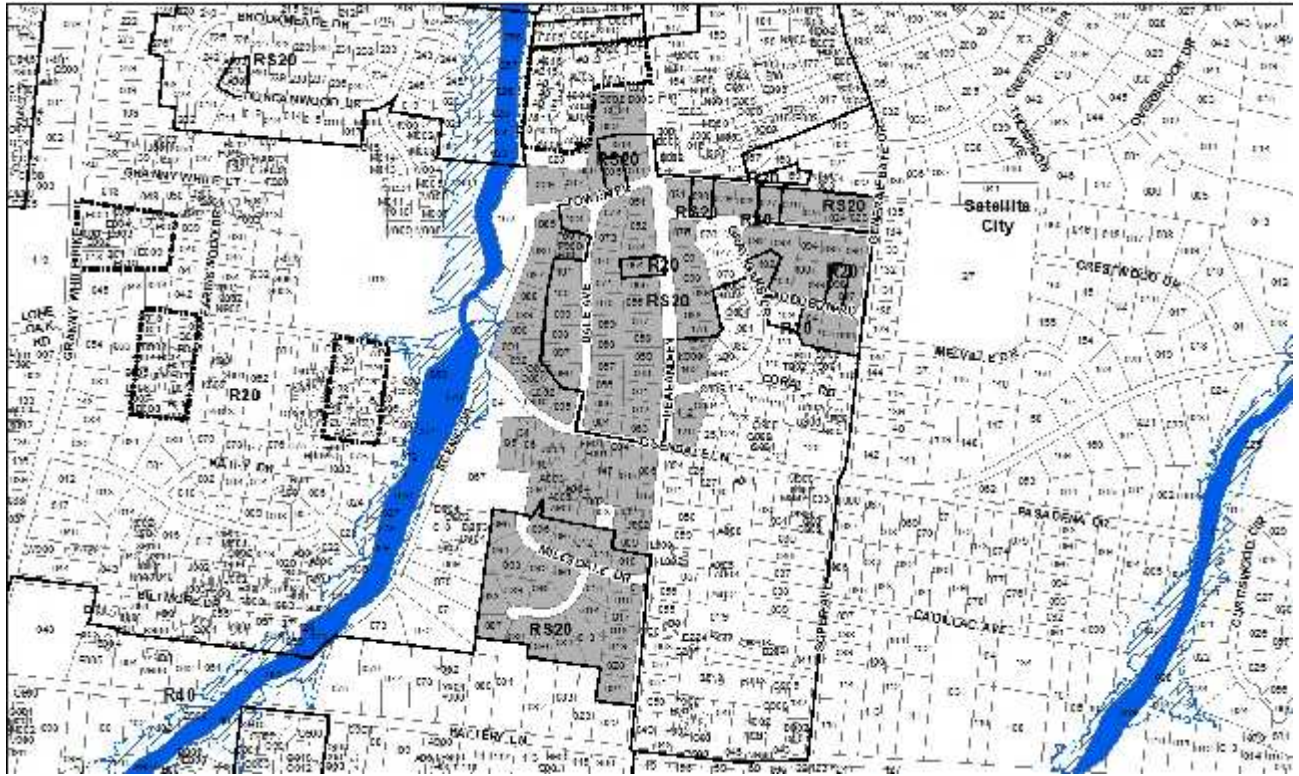
The proposed RM20 district would generate 3 additional students over the current RS5 zoning district. Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School and Maplewood High School. There is capacity for additional students in all three schools. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

Staff recommends disapproval as the proposed RM20 zoning district is not consistent with the T4 NE land use policy at this interior location within an area zoned for single-family structures.



Metro Planning Commission Meeting of 04/27/2017



2017Z-038PR-001
Various Maps; Various Parcels
10, Green Hills-Midtown
25 (Russ Pulley)



Project No.	Zone Change 20167Z-038PR-001
Council Bill	BL2017-670
Council District	25 - Pulley
School District	8 - Pierce
Requested by	Councilmember Russ Pulley, applicant; various property owners.
Staff Reviewer	Shepard
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Apply a Contextual Overlay District.

Zone Change

A request to apply a Contextual Overlay District for various properties on Audubon Road, Dale Avenue, Galloway Drive, Glendale Lane, Gray Oaks Drive, Lealand Lane, Milesdale Court, Milesdale Drive, Scenic Drive, and Tower Place, located north of Battery Lane (62.83 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.

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

Proposed Zoning

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

GREEN HILLS-MIDTOWN COMMUNITY PLAN

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

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



Metro Planning Commission Meeting of 04/27/2017

Consistent with Policy?

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

CONTEXTUAL OVERLAYS

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

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

CONTEXTUAL OVERLAY STANDARDS

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



Metro Planning Commission Meeting of 04/27/2017

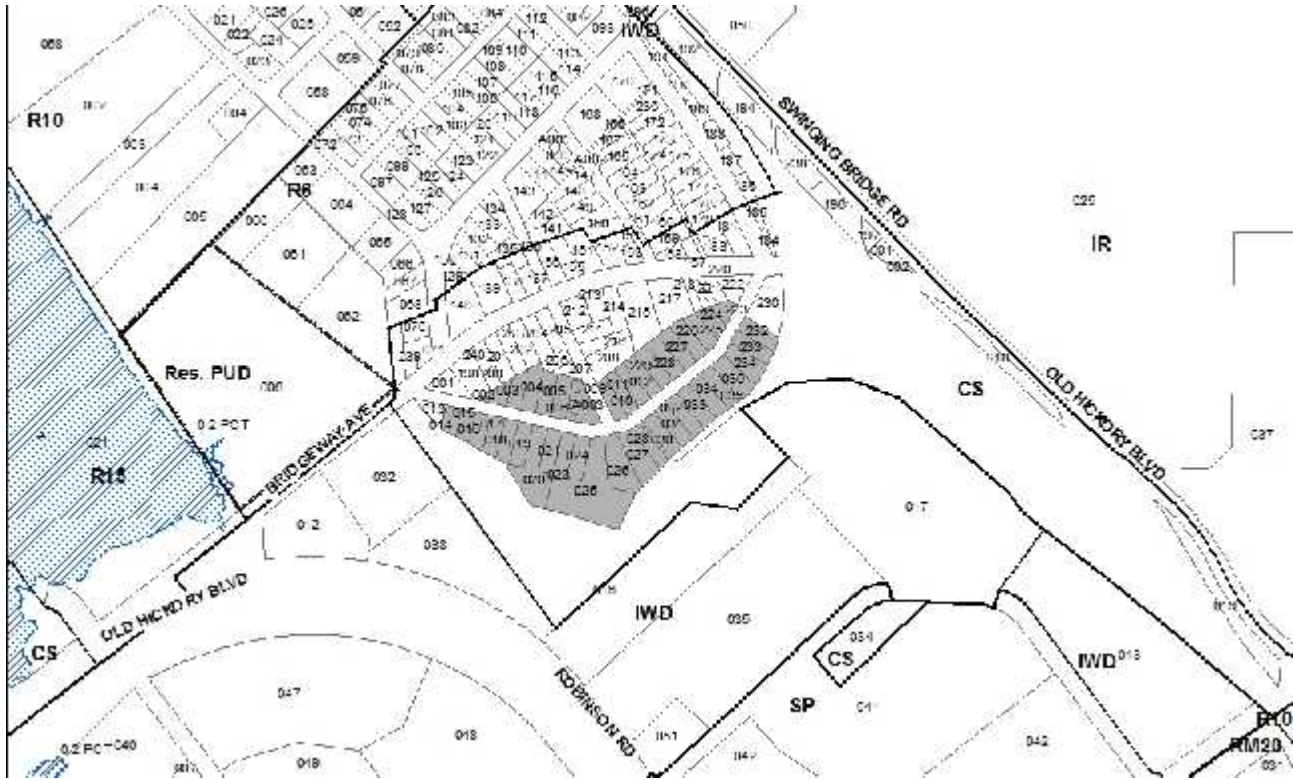
- C. Maximum building coverage. The maximum building coverage (excluding detached garages and other accessory buildings) shall be a maximum of 150% of the average of the building coverage (excluding detached garages and other accessory buildings) of the two abutting lots on each side. When the abutting lot is vacant, the next developed lot shall be used. Where there is only one abutting lot on the same block face, it shall be used for this calculation. When the subject lot is on a corner, the maximum building coverage shall be calculated and met for each street.
- D. Access and driveways, garages and parking areas.
1. Access and Driveways.
 - a. Where existing, access shall be from an improved alley. Where no improved alley exists, a driveway within the street setback may be permitted.
 - b. For a corner lot, the driveway shall be located within 30 feet of the rear property line.
 - c. Driveways are limited to one driveway ramp per public street frontage.
 - d. Parking, driveways and all other impervious surfaces in the required street setback shall not exceed twelve feet in width.
 2. Garages.
 - a. Detached. The front of any detached garage shall be located behind the rear of the primary structure. The garage door of a detached garage may face the street.
 - b. Attached. The garage door shall face the side or rear property line

STAFF RECOMMENDATION

Staff recommends approval as the establishment of a Contextual Overlay is consistent with the policy for the area.



Metro Planning Commission Meeting of 04/27/2017



2017Z-047PR-001
Various Maps, Various Parcels
14, Donelson-Hermitage-Old Hickory
11 (Larry Hagar)



Project No.	Zone Change 2017Z-047PR-001
Council Bill No.	BL2017-669
Council District	11- Hagar
School District	04- Shepherd
Requested by	Councilmember Hagar, applicant; various property owners.
Staff Reviewer	Burse
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from CS to R6-A.

Zone Change

A request to rezone from Commercial Service (CS) to One and Two-Family Residential-Alternative (R6-A) zoning on various properties along Keeton Avenue and Rayon Drive, south of Bridgeway Avenue (7.89 acres).

Existing Zoning

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

Proposed Zoning

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

DONELSON- HERMITAGE-OLD HICKORY 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

Consistent with Policy?

Yes. The proposed R6-A zoning district is consistent with T3 Urban Neighborhood Evolving policy as it will provide for future development that contributes to and is consistent with the development pattern that has been established for the Rayon City neighborhood.



Metro Planning Commission Meeting of 04/27/2017

ANALYSIS

The properties are located along Keeton Avenue and Rayon Drive in the Rayon City neighborhood of the Donelson-Hermitage-Old Hickory Community Plan area. This area consists primarily of existing residential land uses with some commercial uses. Adjacent zoning districts include R6, R10 and IWD districts. The R6-A zoning district provides additional design standards that will enhance the character of the neighborhood when redevelopment occurs. This proposed rezoning will mitigate further commercial development within the neighborhood, which may not be appropriate nor consistent with T3 Suburban Neighborhood Evolving policy.

Existing land uses within the subject rezoning area consist mostly of single-family residential properties, some two-family residential properties, multi-family residential properties, and a few vacant properties. The down zone will create a legal nonconformity for three properties. They include 111 and 120 Rayon Drive, each of which has a boarding house. 107 Rayon Drive will also be non-conforming since it has an apartment complex. Multi-family and boarding houses are not permitted in the R6-A zoning district. The Commercial Service zoning district for this area dates back to 1998. Prior to 1998, this area was zoned Commercial General which dates back to 1974 along with the Airport Overlay for this area.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	7.89	0.6	206,213 SF	10871	237	1034

Maximum Uses in Proposed Zoning District: R6-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	7.89	7.26 D	82	867	68	90

*Based on two-family lots



Metro Planning Commission Meeting of 04/27/2017

Traffic changes between maximum: CS and R6-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-10,004	-169	-944

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed R6-A district: 6 Elementary 4 Middle 4 High

The proposed R6-A zoning district will generate more students than what is typically generated under the existing CS zoning district. Students would attend Dupont Elementary School, Dupont Hadley Middle School, and McGavock High School. Each school has been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

Staff recommends approval. The proposed rezoning is consistent with the T3 Suburban Neighborhood Evolving policy of the Donelson-Hermitage-Old Hickory Community Plan.



Metro Planning Commission Meeting of 04/27/2017



2017Z-049PR-001
Map 161-12, Parcel(s) 001
12, Southeast
27 (Davette Blalock)



Project No.	Zone Change 2017Z-049PR-001
Council Bill No.	BL2017-683
Council District	27 – Blalock
School District	02 – Brannon
Requested by	Councilmember Davette Blalock, applicant; Graveyard, owner.
Staff Reviewer	Shepard
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from R10 to CS.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Commercial Service (CS) zoning for property located at 5510 Nolensville Pike, approximately 120 feet south of Ash Grove Drive (0.10 acres).

Existing Zoning

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

Proposed Zoning

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

SOUTHEAST NASHVILLE COMMUNITY PLAN

T3 Suburban Community Center (T3 CC) is intended to enhance and create suburban community centers that serve suburban communities generally within a 10 to 20 minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial and institutional land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T3 CC areas are served by highly connected street networks, sidewalks and existing or planned mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

The proposed zone change is consistent with the T3 CC policy, which supports more intense commercial zoning districts when consistent with locational characteristics of the property and the surrounding context. The property is located adjacent to Nolensville Pike and is surrounded by parcels zoned CS or within a Commercial Planned Unit Development Overlay, all of which are currently developed with commercial uses. The property is immediately north of a regional shopping center at the intersection of Nolensville Pike and Old Hickory Boulevard. The requested zoning, CS, will allow this small parcel to redevelop in a manner consistent with the surrounding parcels. The proposed zoning also supports uses that are consistent with the goals of the policy and appropriate along the Nolensville Pike corridor.



Metro Planning Commission Meeting of 04/27/2017

ANALYSIS

The site is located on the east side of Nolensville Pike, approximately 1,200 feet north of the intersection of Nolensville Pike and Old Hickory Boulevard. The site is currently vacant, but previously served as a graveyard. The remains have been exhumed from the site. The property is located adjacent to Nolensville Pike, between an existing used car lot and a quick lube business. The used car lot wraps around the subject property to the north and west. The current R10 zoning is inconsistent with policy, which is intended to enhance and create community centers that contain mixed use, commercial or institutional land uses. Additionally, the location of the property immediately adjacent to Nolensville Pike and surrounded by commercial uses makes this an inappropriate site for one or two-family residential uses. The requested zoning, CS, will allow the property to develop in a manner that is appropriate given its location on the corridor and adjacency to existing commercial uses.

PUBLIC WORKS 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: R10

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.1	4.35 D	1 U	10	1	2

*Based on two-family lots

Maximum Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.1	0.6	2,613 SF	150	10	28

Traffic changes between maximum: CS and R6-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+140	+9	+26

STAFF RECOMMENDATION

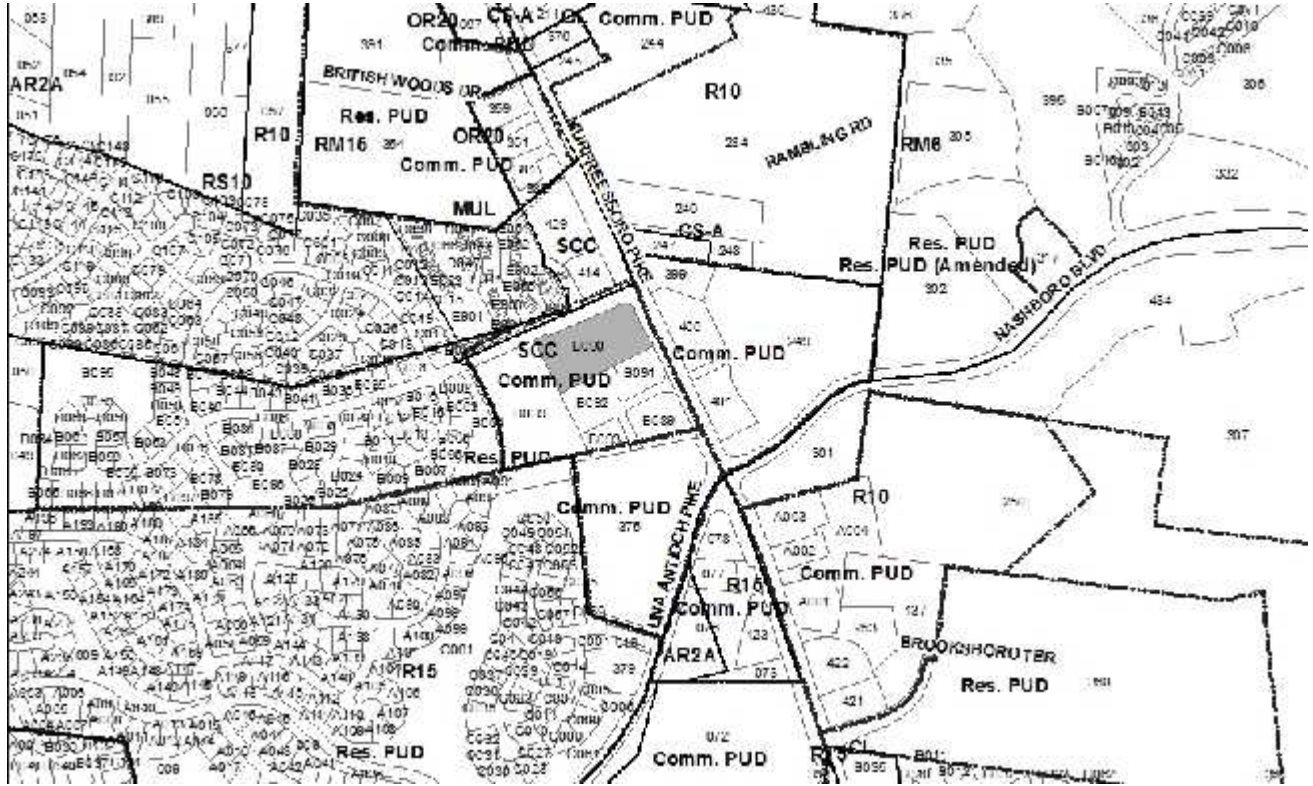
Staff recommends approval as the request is consistent with the T3 Suburban Community Center policy.



SEE NEXT PAGE



Metro Planning Commission Meeting of 04/27/2017



83-85P-001
RANSOM PLACE PUD (REVISION)
Map 135-14-0-B, Parcel(s) 090
13, Antioch-Priest Lake
28 (Tanaka Vercher)



Project No.	Planned Unit Development 83-85P-001
Project Name	Ransom Place PUD (Revision)
Council District	28 - Vercher
School District	6 - Hunter
Requested by	Clemmons & Associates, LLC, applicant; ALDI (Indiana) L.P., owner.
Staff Reviewer	Burse
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Revise preliminary plan and approve final site plan for Ransom Place PUD.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of the Ransom Place PUD for property located at 1911 Ransom Place, zoned SCC (2.52 acres), to permit the expansion of an ALDI Food Store, requested by Clemmons & Associates, LLC, applicant; ALDI, (Indiana) L.P., owner.

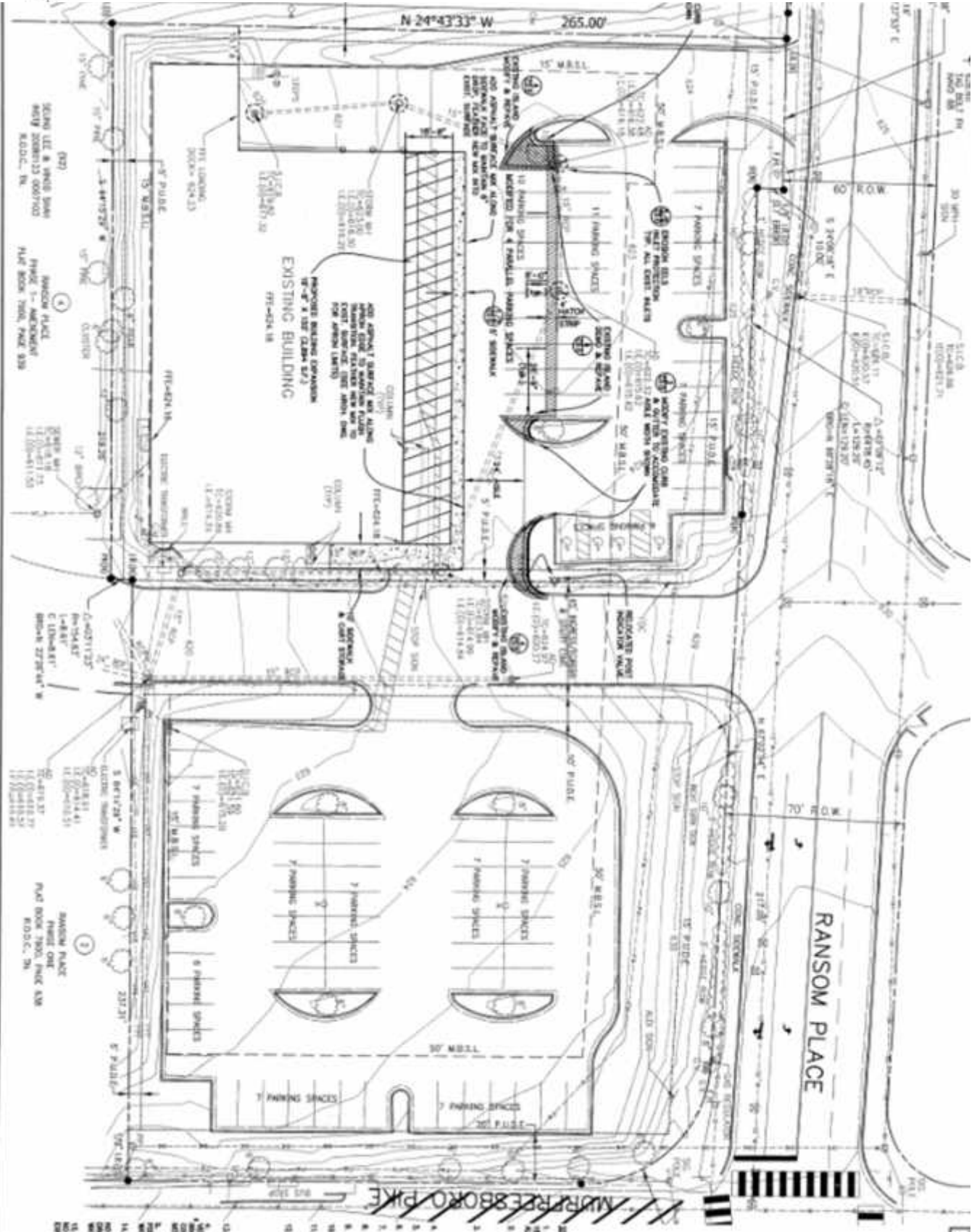
Existing Zoning

Shopping Center Community (SCC) is intended for moderate intensity retail, office, restaurant, and consumer service uses for a wide 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.

HISTORY

The site is lot 3 of Ransom Place Phase 1. Ransom Place Planned Unit Development consists of commercial and residential uses. Commercial uses are located at the southwest corner of the intersection of Murfreesboro Pike and Ransom Place. Residential uses are located along Ransom Place west of the commercial uses on Murfreesboro Pike. Metro Council approved this planned unit development in 1985. Ransom Place Planned Unit Development has been amended multiple times to permit a variety of commercial uses on the subject property. In 1998, the commercial section of Ransom Place Planned Unit Development was amended to permit the existing use, a supermarket. The existing 17,476 square foot supermarket was built in 2000.



Proposed Site Plan



Metro Planning Commission Meeting of 04/27/2017

SITE PLAN

The site is lot 3 of Ransom Place Phase 1 and is currently developed with a 16,670 square foot supermarket. The proposed revision and final site plan is to allow a 2,894 square foot addition on the north side of the existing supermarket building. The plan proposes vehicular access from Ransom Place via an existing 45-foot ingress/egress access easement. Current onsite surface parking spaces will be reduced from 94 spaces to 88 spaces which is 10 more spaces than the Zoning Code requires. An existing bus stop on the east side of the site is served by bus route 15 (Murfreesboro Pike) and bus route 55 (Murfreesboro Corridor). There will be a 24-foot wide drive aisle separating the front of the proposed building addition and the first row of parking. Existing concrete islands closest to the proposed expansion area will be modified to allow for appropriate spacing per the zoning code for the 24-foot drive aisle. The proposed expansion area includes a 5-foot wide sidewalk that will abut the north side of the expansion area.

ANALYSIS

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

F. Changes to a Planned Unit Development District.

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

The revised plan and proposed development is consistent with the concept of the Ransom Place Planned Unit Development and does not include any unapproved uses. No changes are being proposed that conflict with the Council approved plan.

The proposed revision and final site plan is consistent with the overall intent of the PUD. Staff recommends approval with conditions.



Metro Planning Commission Meeting of 04/27/2017

FIRE DEPARTMENT RECOMMENDATION

Approve with condition

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

STORMWATER RECOMMENDATION

Approve

WATER SERVICES

Approve with conditions

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

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
2. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs. Pole signs shall not be permitted within this Planned Unit Development; all free standing signs shall be monument type not to exceed five feet in height. Changeable LED, video signs or similar signs allowing automatic changeable messages, except for time/temperature/date signs, shall be prohibited. All other signs shall meet the base zoning requirements, and must be approved by the Metro Department of Codes Administration.
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.
4. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
5. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.



SEE NEXT PAGE



Project No.	Planned Unit Development 269-84P-001
Project Name	Tulip Grove Road PUD (Revision)
Council District	11 - Hagar; 12 - Glover
School District	4 - Shepard
Requested by	Clemmons and Associates, LLC, applicant; Aldi (Indiana) L.P., owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Revise a PUD to permit an expansion to an existing grocery store.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of the Tulip Grove Road Planned Unit Development Overlay District for property located at 4751 Lebanon Pike, approximately 660 feet west of Tulip Grove Road, zoned R10 (3.09 acres), to permit the expansion of an Aldi Food Store.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *This is a pre-1998 PUD where the uses for the lot are determined by the PUD.*

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.

PLAN DETAILS

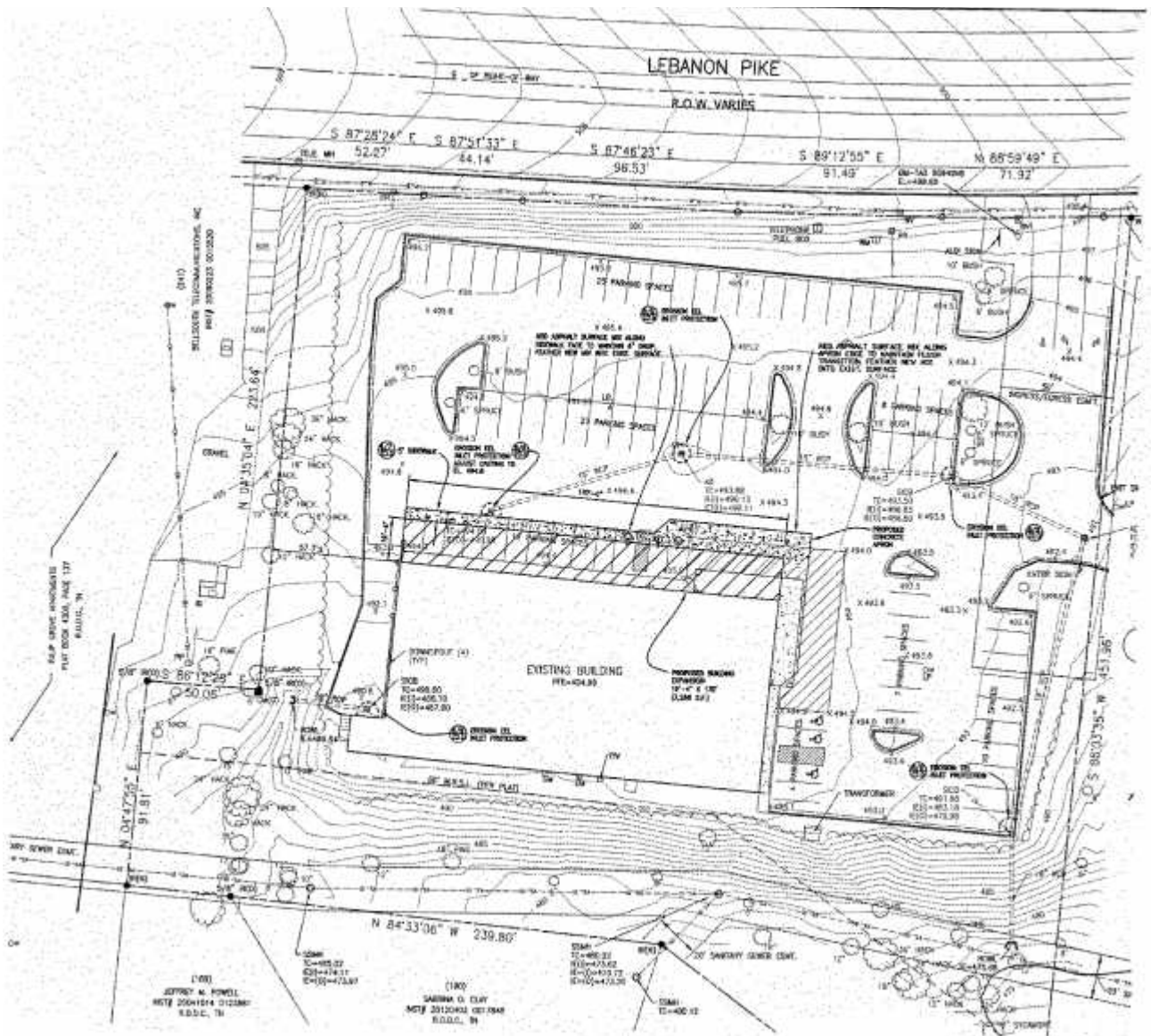
The site is located along Lebanon Pike, 660 feet west of Tulip Grove Road. The plan calls for the PUD to be revised to permit an expansion to an existing grocery store. The site is bordered by commercial uses to the north and east and residential uses to the south and west. The site contains an existing grocery store and is currently zoned R10 with a PUD overlay.

History

Metro Council approved the PUD in 1984. When originally approved, the PUD permitted a total of 83,157 square feet of floor area and 359 parking spaces. This PUD has since been revised numerous times. To date final site approvals have been approved for a total of 17,405 square feet. Therefore this PUD has 65,752 square feet of approved floor area remaining. If the currently proposed revision is approved, the PUD will have 62,466 square feet of approved floor area remaining.



Metro Planning Commission Meeting of 04/27/2017



Proposed Site Plan



Metro Planning Commission Meeting of 04/27/2017

Site Plan

The plan revises the PUD to allow a 3,286 square foot expansion to the existing grocery store. The proposed expansion will have a maximum height of 24 feet. The existing primary point of access for this site is a connection to Lebanon Pike and a cross access is provided by a connection to the existing parcel located east of the site. The site plan indicates all points of access will remain unaltered.

The site plan indicates 12 parking spaces will be removed when the existing structure is expanded. While the total number of parking spaces will be reduced by the proposed expansion, the parking requirements of the currently approved preliminary PUD plan and the Metro Zoning Code are met.

ANALYSIS

Section 17.40.120.G permits the Planning Commission to approve “minor modifications” under certain conditions.

- 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



Metro Planning Commission Meeting of 04/27/2017

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.

The proposed revision increases the allowable square footage by 3,286 square feet, which does not exceed the 10 percent threshold established by section 17.40.120.G. The proposed use for the PUD revision is consistent with the approved PUD.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- If sidewalks are required then they should be shown on the plans per the MCSP and in compliance with ADA and MPW standards and specification

METRO WATER

Approve with conditions

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



Metro Planning Commission Meeting of 04/27/2017

TRAFFIC AND PARKING RECOMMENDATION

Approve

STAFF RECOMMENDATION

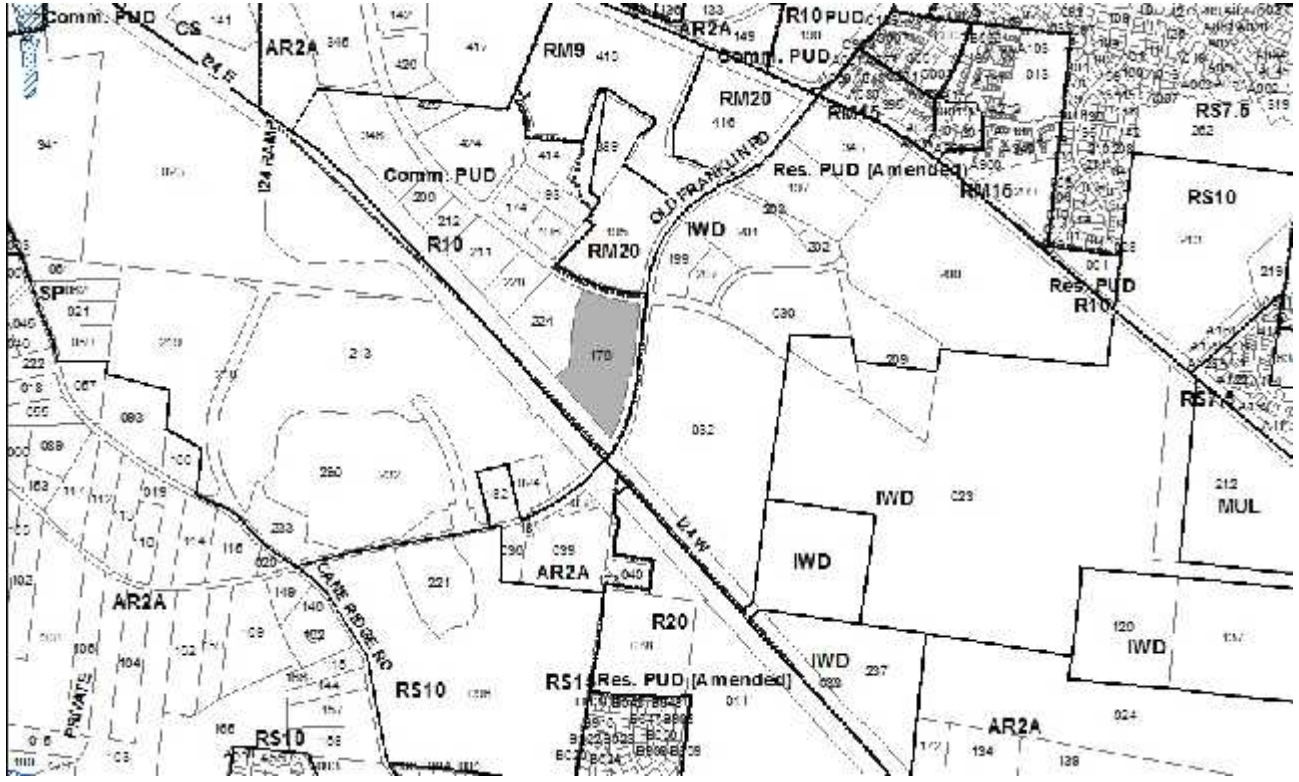
Staff recommends approval with conditions.

CONDITIONS

1. Provide parking area landscaping consistent with Section 17.24 of the Metro Zoning Code.
2. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
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.



Metro Planning Commission Meeting of 04/27/2017



84-87P-004
THE CROSSINGS OF HICKORY HOLLOW (REVISION)
Map 174, Parcel(s) 176
13, Antioch-Priest Lake
32 (Jacobia Dowell)



Project No.	Planned Unit Development 84-87P-004
Project Name	The Crossings of Hickory Hollow (Revision)
Council District	32 – Dowell
School District	6 – Hunter
Requested by	Littlejohn Engineering Associates, applicant; Freeland Realty 3, LLC, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Revise the preliminary plan for a portion of a Planned Unit Development to permit 150,000 square feet of office use.

Revise Preliminary PUD

A request to revise the preliminary plan for a portion of The Crossings of Hickory Hollow PUD for property located at 5846 Crossings Blvd, at the southwest corner of Crossings Blvd and Old Franklin Road (13.9 acres), zoned One and Two-Family Residential (R10), to permit the construction of a 100,000 square foot office building and a 50,000 square foot office building.

Existing Zoning

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

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. This PUD plan In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets. *This PUD permits a variety of commercial and office uses.*

CRITICAL PLANNING GOALS

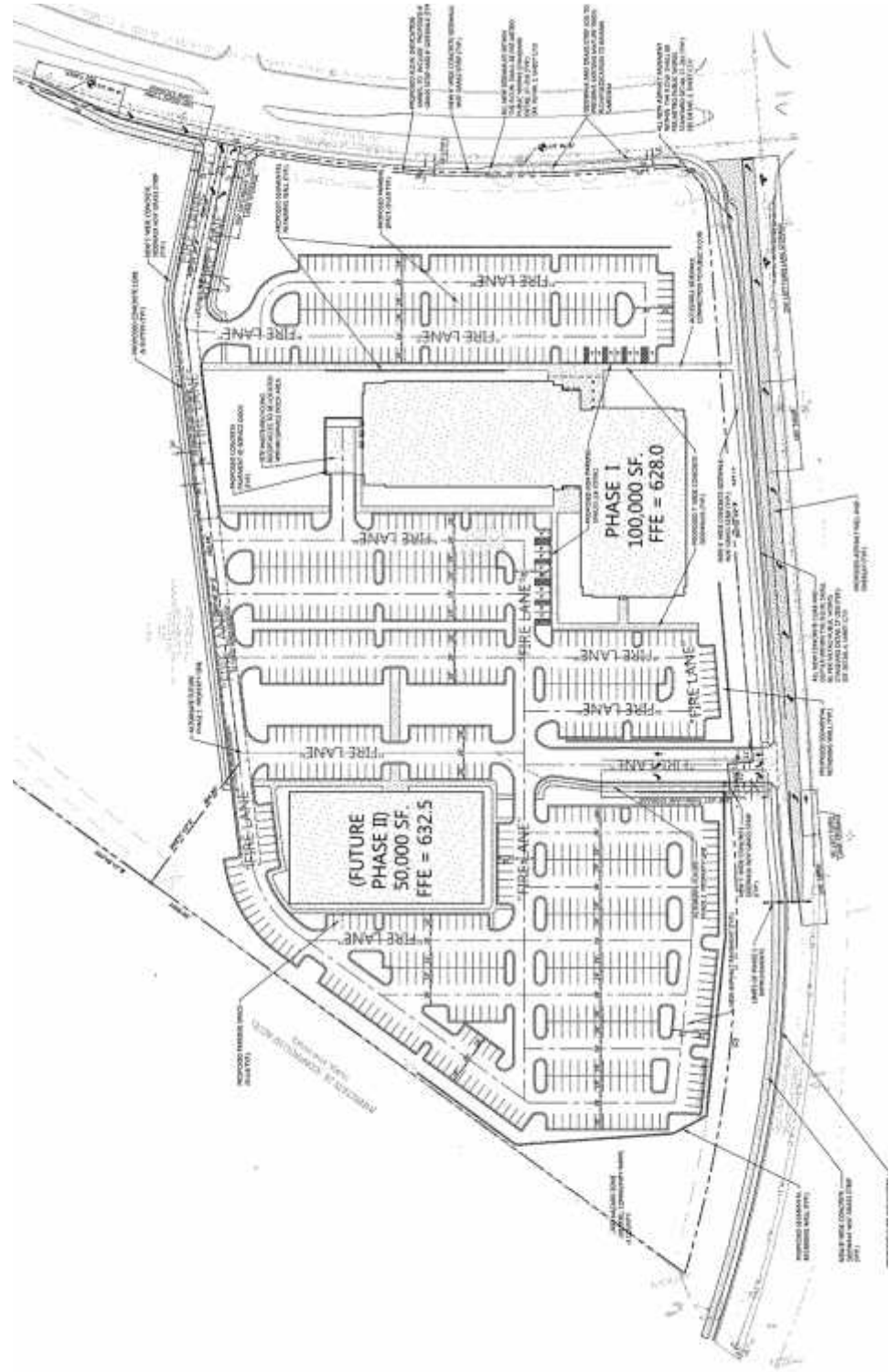
N/A

PLAN DETAILS

The site is located at the southwest corner of Old Franklin Road and Crossings Boulevard, northeast of I-24 and is currently vacant. The plan proposes two office buildings with a total of 150,000 square feet within two phases. The first phase includes a 100,000 square feet office building. The second phase includes a 50,000 square foot office building.



Metro Planning Commission Meeting of 04/27/2017



Proposed Site Plan



Metro Planning Commission Meeting of 04/27/2017

Vehicular access is provided along Crossings Boulevard and Old Franklin Road. An eight foot sidewalk and a 6 foot grass strip will be installed along Crossings Boulevard and Old Franklin Road, meeting the requirements of the Major and Collector Street Plan. An internal sidewalk network is shown on the plan as well as sidewalks along the access drives, connecting to the public sidewalks.

ANALYSIS

The original PUD was approved in 1984 for over a million square feet of commercial and office uses. The PUD has been revised numerous times throughout the years. The site was approved for 103,766 square feet of office in 2008. Since the total floor area of this PUD has not increased more than ten percent beyond the total floor area last approved by the council, staff finds that the proposed change is a minor modification.

Section 17.40.120.G permits the Planning Commission to approve “minor modifications” under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, which 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;



Metro Planning Commission Meeting of 04/27/2017

- 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'S OFFICE

Approve with conditions

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

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.
- Prior to building permit approval submit copy of ROW dedication to the back of the proposed sidewalks along Crossing Blvd and Old Franklin. Additionally, provide ROW dedication/acquisition on the adjoining property.
- Indicate extension of the sidewalk to the southern property frontage along Old Franklin, if requested by MPC

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- In accordance with the Major and Collector Street Plan, add a two-way left turn lane on Old Franklin Road stretching a minimum of 50 feet south of Site Access 2 north to the intersection with Crossings Boulevard. Prior to final site plan approval, additional traffic analysis shall be submitted to determine if adequate left turn lane storage on Old Franklin Rd at access drive is



Metro Planning Commission Meeting of 04/27/2017

available upon redistribution of project office traffic upon completion of the Beamon Turner SP roadways and interstate ramp.

- Ensure dedicated ROW per Major and Collector Street Plan. Crossings Boulevard calls for a future half-ROW of 50.5' and Old Franklin Road half ROW of 33' within the area of the proposed development. These future ROW widths include sidewalks. Dedicate adequate ROW for signal pole if a signal is warranted when signal warrant analysis is conducted.
- Ensure that a minimum of 445' of intersection sight distance is available when looking from the proposed Old Franklin Road access and a minimum of 500' of intersection sight distance is available when looking from the proposed Crossings Boulevard access. Submit sight distance exhibit in plan and profile with construction documents.

Intersection of Crossings Boulevard and Old Franklin Road

- Perform signal warrant analysis as a check after the first 100,000 square foot office building is completed and occupied. At a minimum, Developer shall submit signal warrant analysis within 6 month of Use and Occupancy permit of 100,000 sf Office building and also prior to Final Site plan approval for the second phase of office development or when directed by MPW traffic engineer. If signal is approved, developer shall design signal plan and submit to MPW traffic engineer for approval and install signal when directed by MPW traffic engineer.
- Construction of separate NB and SB left turn lanes in the medians may be required on Crossings Blvd at Old Franklin Rd. with signal installation.

Intersection of Crossings Boulevard and Site Access 1

- A right turn lane should be provided for the eastbound approach of Crossings Boulevard to Site Access 1. The turn lane should provide a minimum of 100 feet of storage.
- Upon development of adjacent parcel lot 18, additional analysis may be required to determine any additional improvements at joint access driveway and Crossings Blvd intersection.

Intersection of Mt View Rd and Old Franklin Rd

- Prior to final site plan approval, additional traffic analysis shall be submitted to determine if traffic control at Mt View Rd and Old Franklin Rd should be modified. A signal warrant analysis may be required.

STORMWATER RECOMMENDATION

Approve with conditions

- Preliminary SW note on grading sheet in final submittal

WATER SERVICES

Approve with conditions

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

STAFF RECOMMENDATION

Staff recommends approval with conditions.



Metro Planning Commission Meeting of 04/27/2017

CONDITIONS

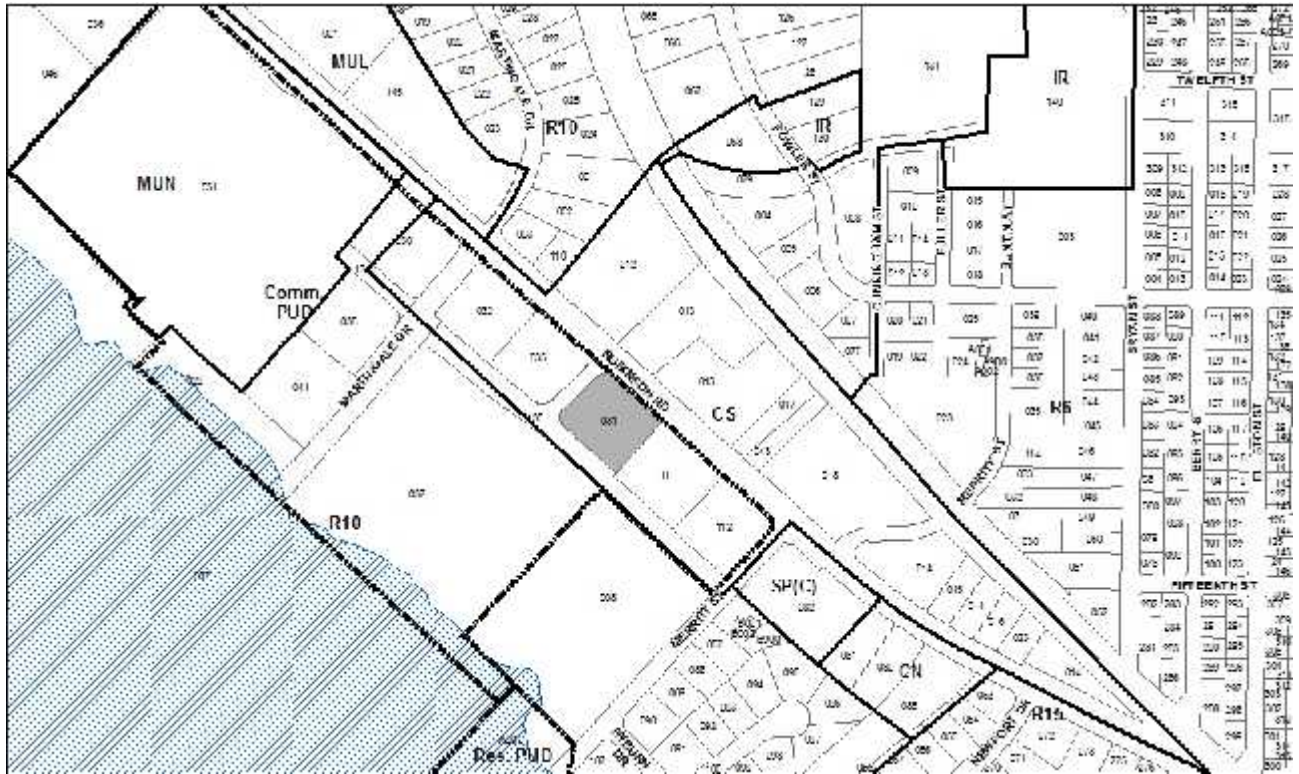
1. An 8 foot wide sidewalk and a 6 foot wide grass strip shall be installed along the frontage of the site at Crossings Boulevard and Old Franklin Road.
2. Internal sidewalks within the site shall be a minimum of five feet in width.
3. Sidewalks adjacent to the roadway should be located within ROW. Dedicate ROW to the back of sidewalk prior to building permit approval
4. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs. Billboards are prohibited.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. 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.



SEE NEXT PAGE



Metro Planning Commission Meeting of 04/27/2017



103-79P-005

RIVERFRONT SHOPPING CENTER LOT 4 (AMENDMENT)

Map 053, Parcel(s) 031

14, Donelson-Hermitage-Old Hickory

11 (Larry Hagar)



Project No.	Planned Unit Development 103-79P-005
Project Name	Riverfront Shopping Center Lot 4 (Amendment)
Council District	11 – Hagar
School District	4 – Shepard
Requested by	Q. Scott Pulliam, RLS, applicant; Champion Car Wash, LLC, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Defer to the May 11, 2017, Planning Commission meeting.</i>

APPLICANT REQUEST

Amend a portion of a Planned Unit Development to permit a car wash addition.

Amend Preliminary PUD

A request to amend a Planned Unit Development Overlay District on property located at 1432 Robinson Road, approximately 500 feet southeast of Martingale Drive, zoned Commercial Services (CS) (0.86 acres), to permit an addition to an existing car wash facility.

STAFF RECOMMENDATION

Staff recommends deferral to the May 11, 2017, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 04/27/2017



2017S-001-001
LUNA HEIGHTS RESUBDIVISION OF LOT 29
Map 148-02, Parcel(s) 088
13, Antioch-Priest Lake
28 (Tanaka Vercher)



Project No.	Final Plat 2017S-001-001
Project Name	Luna Heights Resubdivision of Lot 29
Council District	28 –Vercher
School District	6 - Hunter
Requested by	Delle Land Surveying, Inc., applicant; Ronald and Donna Warren, owners.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST

Request for final plat approval to create two lots.

Final Plat

A request for final plat approval to create two lots on property located at 3408 Lallemand Drive, northeast of the terminus of Lallemand Court, zoned One and Two-Family Residential (R10) (0.93 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 4 lots with 1 duplex lot for a total of 5 units, based on the acreage only. However, application of the Subdivision Regulations may result in fewer units on this property.*

ANTIOCH – PRIEST LAKE 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

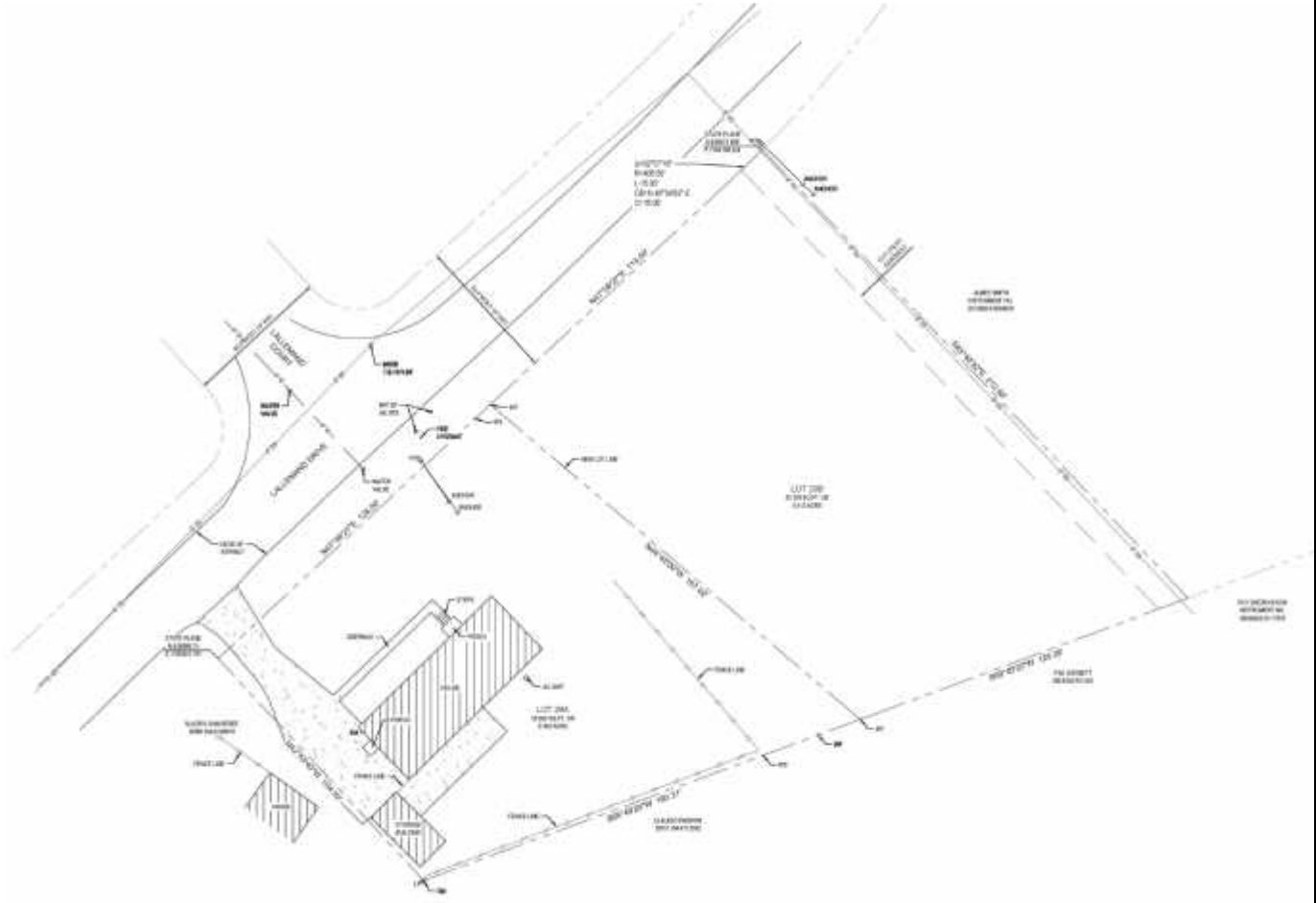
This request is for final plat approval to create two lots on property located at 3408 Lallemand Drive. The existing lot is 40,620 square feet (0.93 acres) and currently contains one single family dwelling unit. The proposed plat would subdivide one parcel into two lots as follows:

- Lot 29A: 18,300 SF (0.42 acres) and 128 feet of frontage
- Lot 29B: 22,319 SF (0.51 acres) and 128 feet of frontage

There are no sidewalks along Lallemand Drive. If the concept plan is approved, the applicant has elected to pay the fee-in-lieu of constructing sidewalks.



Metro Planning Commission Meeting of 04/27/2017



Proposed Subdivision



Metro Planning Commission Meeting of 04/27/2017

ANALYSIS

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

Zoning Code

The proposed lots meet the minimum standards of the R10 zoning district.

Street Frontage

Both proposed lots have frontage on a public street.

Community Character

Section 3-5.2.d 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, area, setback, and orientation. For the purposes of this analysis, “surrounding parcels” is defined by the Subdivision Regulations as the five R, RS, AR2A, or AG parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same blockface, whichever is less.

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

In this instance, there is only one surrounding parcel to the north. Therefore, there is only one surrounding parcel with which to compare. Along Lallemand Drive, lots created must have frontage at least equal to 144 feet. The proposed lots have 128 feet of frontage and do not meet compatibility requirements for frontage.

Lot 29A Frontage	
Proposed Frontage	128
Minimum Frontage	144 ft.
70% Average	N/A

Lot 29B Frontage	
Proposed Frontage	128
Minimum Frontage	144 ft.
70% Average	N/A

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

In this instance, there is only one surrounding parcel to the north, and no surrounding parcels to the south because the block face ends at the subject property. Therefore, there is only one surrounding parcel with which to compare. Along Lallemand Drive, the proposed lots must be equal to or greater than 37,897 square feet. Lot 29A is proposed as 18,300 square feet, and Lot 29B is proposed as 22,319 square feet. Neither of the proposed lots meet compatibility requirements for area.

Lot 29A Size	
Proposed Size	18,300
Minimum Size	37,897 SF
70% Average	N/A

Lot 29B Size	
Proposed Size	22,319
Minimum Size	37,897 SF
70% Average	N/A



Metro Planning Commission Meeting of 04/27/2017

3. Street setbacks: Future structures would have to comply with setbacks as established by Metro Zoning Code.

4. Lot orientation: Orientation of the proposed lots shall be consistent with the surrounding parcels. Lots 29A and 29B front Lallemand Drive and are consistent with the surrounding parcels.

Analysis

Based on the Subdivision Regulation's definition of surrounding lots, Lots 29A and 29B of the proposed subdivision have only one surrounding lot with which to compare. Neither of the proposed lots meets the frontage or area requirements of the surrounding lot. The applicant requests approval under Section 3-5.2 of the Subdivision Regulations, which states that when surrounding parcels do not exist, or do not meet the criteria to be used in the analysis, the Planning Commission may grant an exception to the compatibility requirement by considering whether the subdivision can provide for the 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, requiring a raised foundation of 18"-36" for all residential structures, and limiting vehicular access to a maximum of 16 foot wide driveway located between the primary structure and the street. The Planning Commission may grant an exception to the compatibility criteria by considering a larger area to evaluate general compatibility, if they find it appropriate.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve



Metro Planning Commission Meeting of 04/27/2017

STAFF RECOMMENDATION

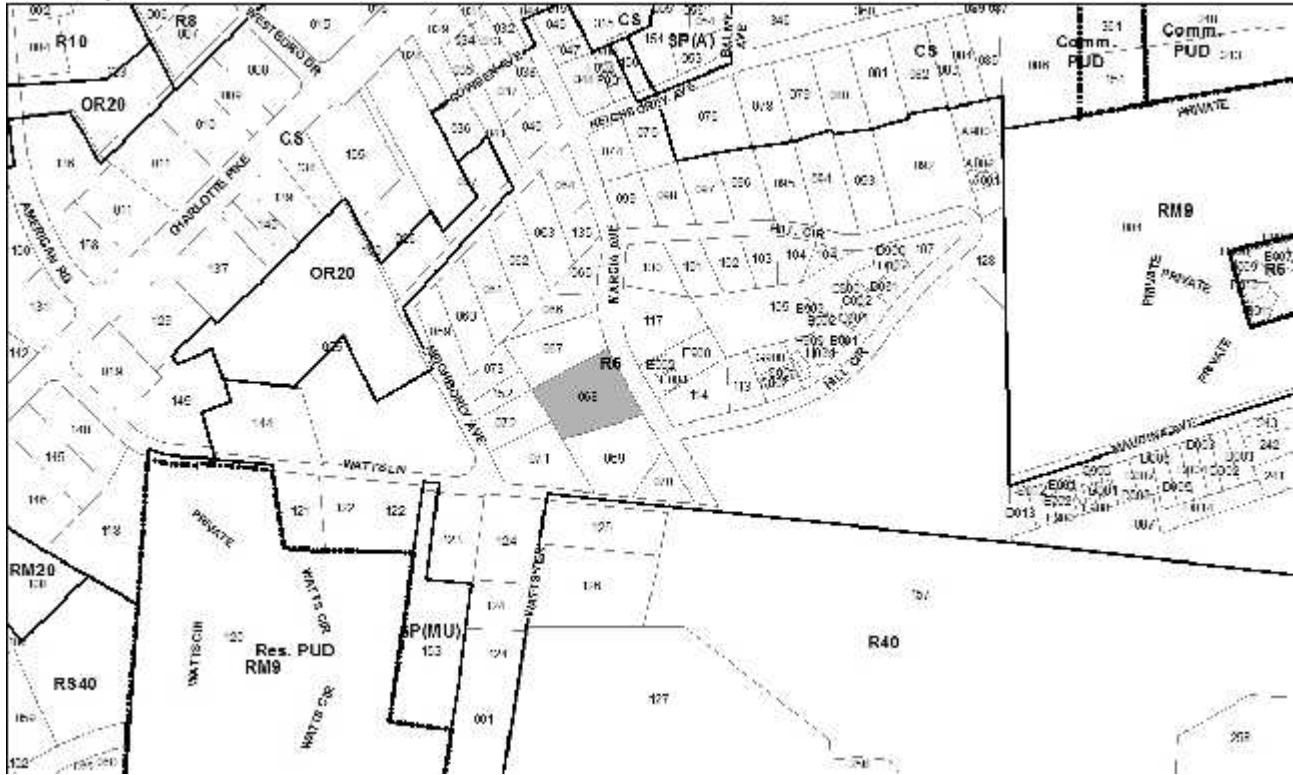
Staff recommends disapproval as the proposed subdivision does not meet the compatibility criteria for infill subdivisions as required by the Subdivision Regulations. If the Metro Planning Commission determines that the subdivision can provide for harmonious development by evaluating a larger area, the following conditions shall apply:

CONDITIONS (if approved)

1. Each lot shall be limited to one single-family home. Add the following note to each lot: "Lot 'X' shall be limited to one single-family home."
2. No parking is permitted between the primary structure and the street. Hard surfaces for vehicular access shall be a driveway a maximum of 12 feet wide located between the primary structure and the street.
3. Height shall be a maximum of 2 stories in 35 feet.
4. A raised foundation of 18 inches to 36 inches is required for all residential structures.
5. Sidewalks are required along Lallemand Drive. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department for the linear feet of frontage (256 linear feet) to Pedestrian Benefit Zone 5-C. The rate of payment shall be as currently set by the Department of Public Works, 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.
6. Modify Note #15: The 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.
7. A corrected copy of the final plat incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to plat recordation.



Metro Planning Commission Meeting of 04/27/2017



2017S-082-001

RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT SHOWING THE DIVISION OF THE JOHN B COWDEN PROPERTY

Map 103-01, Parcel(s) 160-162

07, West Nashville

20 (Mary Carolyn Roberts)



Project No.	Final Plat 2017S-082-001
Project Name	Resubdivision of Lots 3 & 4 on the Plat Showing the Division of the John B Cowden Property
Council District	05- Roberts
School District	09 – Frogge
Requested by	Clint T. Elliott Surveying, applicant; James and Jessica McCoy, owners.
Staff Reviewer	Burse
Staff Recommendation	<i>Defer to the May 25, 2017, Planning Commission meeting per the applicant's request.</i>

APPLICANT REQUEST

Final plat approval to create three lots.

Final Plat

A request for final plat approval to create three lots on property located at 227 Marcia Avenue, approximately 545 feet south of Neighborly Avenue, zoned One and Two-Family Residential (R6) (0.91 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the May 25, 2017, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 04/27/2017



2017S-089-001
CLEARVIEW, RESUB OF LOT 58
Map 116-04, Parcel(s) 096
10, Green Hills - Midtown
24 (Kathleen Murphy)



Project No. Final Plat 2017S-089-001
Project Name Clearview, Resub of Lot 58
Council District 24 - Murphy
School District 8 - Pierce
Requested by Anderson, Delk, Epps & Associates, Inc., applicant; Michael and Melinda Nixon & Thomas and Anna Patton, owners.

Staff Reviewer Shepard
Staff Recommendation *Approve including a variance to the standard prohibiting double frontage lots and a variance to permit a partial contribution in-lieu of sidewalk construction.*

APPLICANT REQUEST
Final Plat to create two lots.

Final Plat
 A request for final plat approval to create two lots and for variances on property located at 731 Crescent Road, approximately 300 feet east of Estes Road, zoned Single-Family Residential (RS10) (0.59 acres).

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

PLAN DETAILS

This request is for final plat approval to create two lots on property located at 731 Crescent Road. The property is an island parcel surrounded by Crescent Road and Clearview Drive. 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. Due to the island configuration of the parcel, neither of the proposed lots has surrounding lots with which they can be compared.

The applicant requests approval under Section 3-5.2 of the Subdivision Regulations, which states that where the surrounding parcels do not exist, the Planning Commission may grant an exception to the compatibility criteria by considering a larger area to evaluate general compatibility.

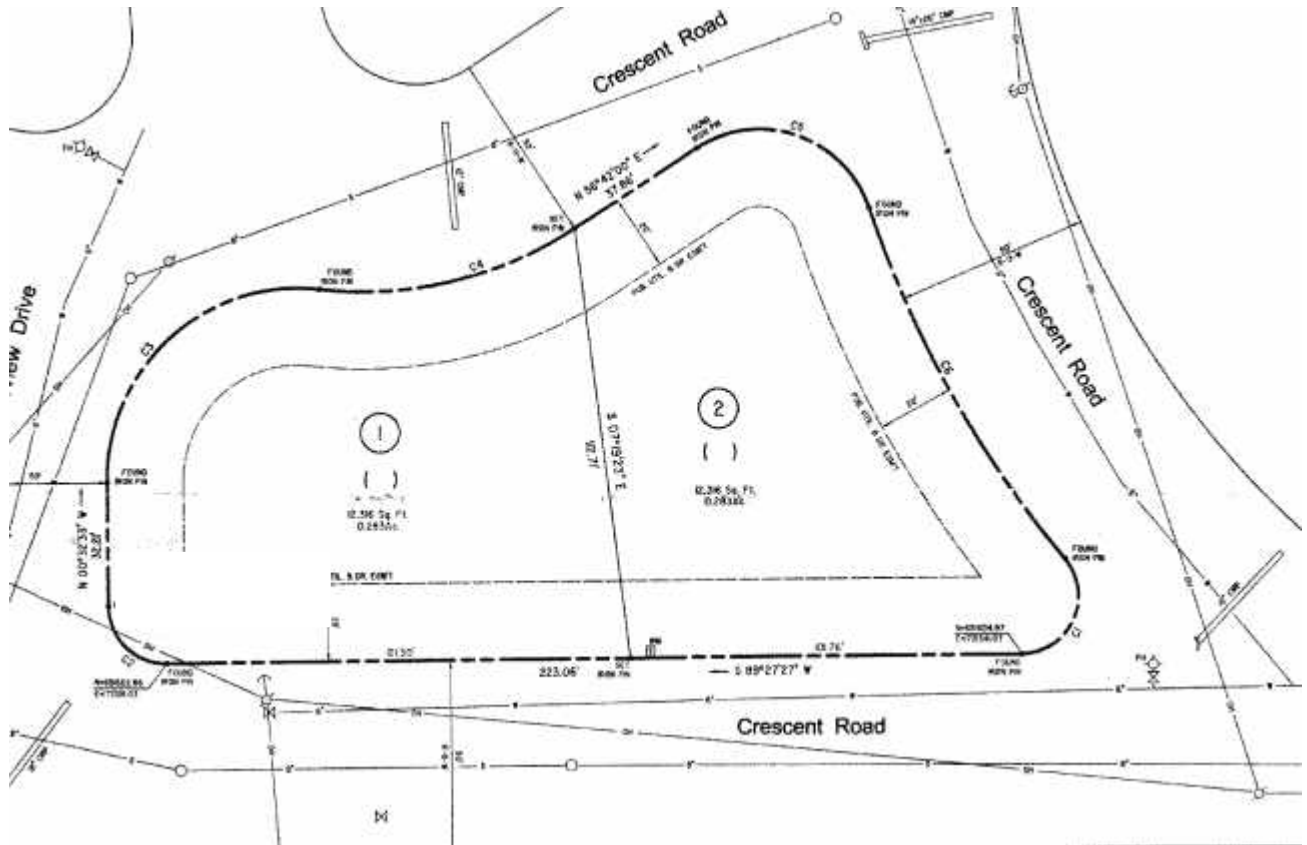
The existing lot is 25,700 square feet (0.59 acres) and is currently vacant. The two proposed lots are as follows:

- Lot 1: 12,316 sq. ft. and 331.72 feet of frontage on Crescent Road and Clearview Drive
- Lot 2: 12,316 sq. ft. and 333.61 feet of frontage on Crescent Road

The lot frontage and square feet are based on the plat as shown below.



Metro Planning Commission Meeting of 04/27/2017



Proposed Subdivision



Metro Planning Commission Meeting of 04/27/2017

ANALYSIS

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within 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

Both lots meet the minimum standards of the RS10 zoning district.

Street Frontage

Both lots would have frontage on a public street.

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. Neither has surrounding parcels with which to compare lot frontage.
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. Neither has surrounding parcels with which to compare lot area.
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. For a corner lot, both block faces shall be used. Neither lot has surrounding parcels with which to compare setbacks.
4. Lot orientation: Orientation of the proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces are evaluated. Neither lot has surrounding parcels with which to compare orientation.

Harmony of Development

Based on the Subdivision Regulation's definition of surrounding lots, neither of the proposed lots has surrounding lots against which to evaluate the compatibility criteria. However, the Planning Commission may grant approval if it determines that the subdivision is generally compatible with the larger area and provides for the harmonious development of the community.

The surrounding neighborhood, defined generally as the properties that front the Clearview Drive and Crescent Road loop, includes a mix of one and two-family dwellings. The lots range in size from approximately 5,600 square feet to approximately 36,000 square feet. Lot frontage ranges from 44 feet to 302 feet, with an average frontage of 85 feet. There are seven parcels oriented toward the island. Due to the unique arrangement of those seven parcels around the circumference of a circle, the lot sizes and frontages are slightly larger. The average lot size of those parcels is approximately 21,000 square feet. The average lot frontage is approximately 229 feet.

Due to the unique configuration of this property, staff has undertaken an analysis of a larger area to assist the Planning Commission in evaluating compatibility. The following tables apply the



Metro Planning Commission Meeting of 04/27/2017

compatibility criteria to the proposed lots, using the seven parcels oriented toward the island as the larger area.

Lot 1 Frontage	
Proposed Frontage	331.72 ft
Minimum Frontage	97 ft
70% Average	160.95 ft.

Lot 2 Frontage	
Proposed Frontage	336.61 ft.
Minimum Frontage	97 ft
70% Average	160.95 ft

Lot 1 Size	
Proposed Size	12,316 SF
Minimum Size	9,832 SF
70% Average	14,721 SF

Lot 2 Size	
Proposed Size	12,316 SF
Minimum Size	9,832 SF
70% Average	14,721 SF

When using the seven parcels oriented toward the island as the larger area, both proposed lots meet the criteria for lot frontage. Neither proposed lot meets the criteria for lot size. However, if the larger area is expanded to encompass the surrounding neighborhood, including all parcels that front the Clearview Drive and Crescent Road loop, the criteria for lot size drops to a minimum of 11,531 square feet. Both proposed lots exceed the criteria for lot size when compared to the surrounding neighborhood.

Due to the configuration of this parcel, there are also no surrounding lots with which to compare setbacks or orientation. For the seven lots immediately surrounding the island, building setbacks vary from approximately 25 to 95 feet. Buildings are generally oriented toward the island, with vehicular access from the front or the side. Per the plat, setbacks for the proposed lots would be determined by Metro Zoning Ordinance. The Zoning Ordinance requires a 20-foot rear setback and a 5-foot side setback. Street setbacks are determined based on the setbacks for other residentially zoned parcels on the same block face. When there are no parcels on the same block face to use for determining the average or contextual setback, as is the case here, a street setback of 20 feet applies.

The plat also limits maximum building height to two stories in 35 feet, to ensure consistency with existing homes in the area. Staff recommends approval of the final plat, as the proposal provides for harmonious development with the larger area.

Variance Requests

The applicant is proposing two variances:

- (1) Section 3-4.3 of the Metro Subdivision Regulations prohibits the creation of attached and detached single-family lots with double frontage. The proposal does not meet this requirement and the applicant is requesting a variance from this section of the Subdivision Regulations.
- (2) Section 3-8 of the Metro Subdivision Regulations establishes requirements for sidewalks on existing streets abutting property to be subdivided. The subject property is within the Urban Services District and sidewalks are required, however, there is no existing sidewalk network in this neighborhood. When there is no existing sidewalk network to extend, an applicant has the option to make a financial contribution to the pedestrian network in-lieu of constructing sidewalks. The fee in-lieu is calculated based on the average linear foot



Metro Planning Commission Meeting of 04/27/2017

sidewalk project cost. The applicant is also requesting a variance to provide relief from a portion of the in-lieu fee requirement.

Variance Standards

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

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

The configuration of this parcel as an island surrounded by public roads is unique to the neighborhood and to the larger community. Strict application of the standard prohibiting double frontage lots would create a particular hardship for the owner, as the property is currently configured such that it is entirely road frontage. There is no means of subdividing the property without creating a double frontage lot. The standards in Section 3-4.3 permit the Planning Commission to grant exceptions to this standard to overcome specific disadvantages of topography and orientation. The unique configuration of this parcel makes such an exception appropriate.

Likewise, the island configuration results in this property having a disproportionate amount of frontage relative to other properties in the area. The average lot frontage in this neighborhood is approximately 134 feet. The subject property has approximately 595 feet of frontage. Construction of the sidewalk in this location would not extend an existing network, nor would it establish the first phase of a new network that would serve the broader community, as the sidewalk would merely circle the subject parcel. The strict application of the in-lieu contribution definition would result in a contribution requirement of approximately \$57,000 for the creation of two lots. The applicant has requested partial relief from this standard, and proposes to make a financial contribution to the pedestrian network of \$25,728, or equivalent to the contribution required for a two lot subdivision where the resulting lots have average frontage for the neighborhood. Given the unique configuration of the property and that a complete sidewalk addressing all property frontages would not meaningfully expand the pedestrian network, staff recommends approval of a variance to the in-lieu fee requirement.

FIRE MARSHAL RECOMMENDATION

N/A



Metro Planning Commission Meeting of 04/27/2017

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- If sidewalks are required by Planning:
 - On the plat show and label curb and gutter, the required grass strip, and sidewalk per Planning Department Dimensions. Each element must be dimension and labeled Proposed.
 - Show any above ground utilities that will conflict with said improvements. Vertical obstructions in the sidewalk are not allowed.
 - Add a note stating 'Sidewalk construction plans must be submitted to and approved by Public Works prior to initiating any sidewalk work.'
 - Or, pay the sidewalk in-lieu fee if applicable – coordinate with Planning.

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval, including a variance to the standard prohibiting double frontage lots and a variance to permit a partial contribution in-lieu of sidewalk construction.

CONDITIONS

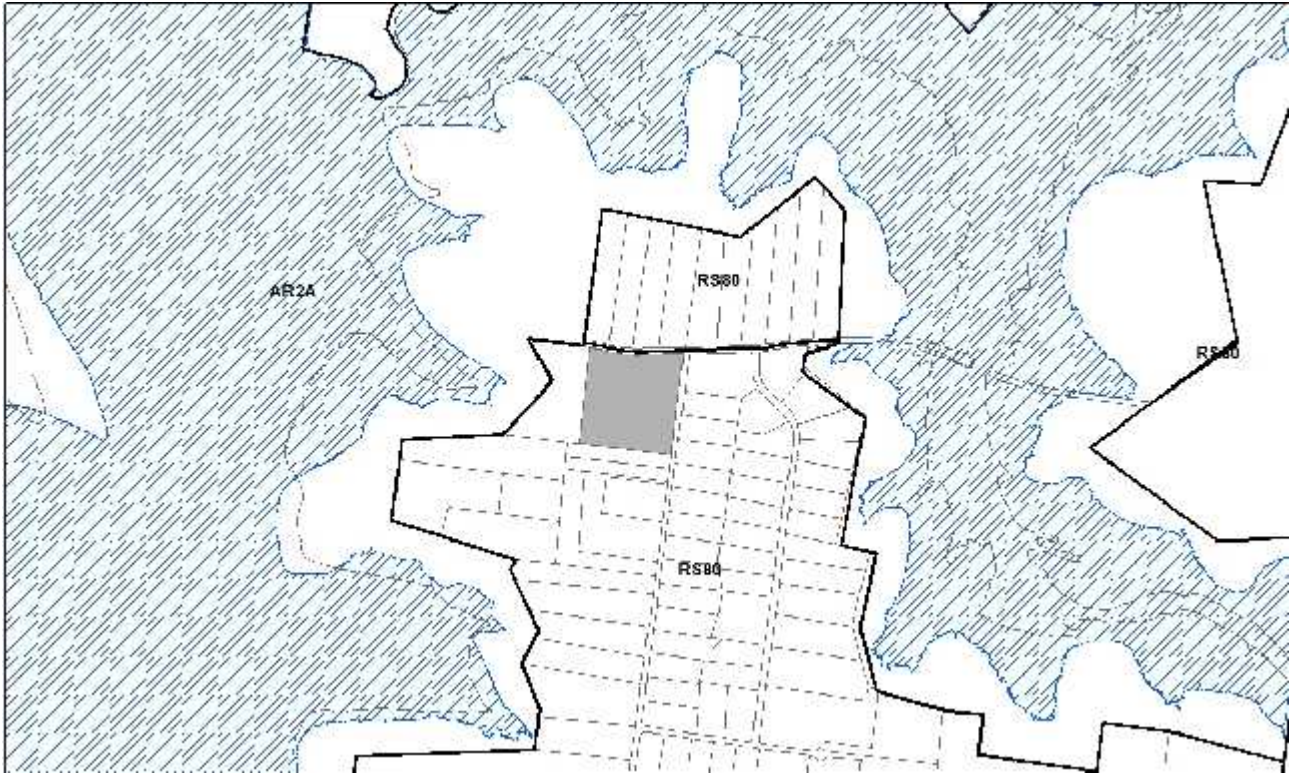
1. A payment in lieu of sidewalk construction for 268 feet of frontage, to be calculated based on the rate set by Public Works in effect at the time of payment, is required prior to plat recording.
2. Each lot shall be limited to 1 driveway.
3. Remove the setbacks as shown on the lots. Add the following note: Setbacks shall be as per the Zoning Code.



SEE NEXT PAGE



Metro Planning Commission Meeting of 04/27/2017



2017S-093-001
WILLARD ADAMS PROPERTY
Map 119, Part of Parcel(s) 102
13, Antioch-Priest Lake
33 (Sam Coleman)



Project No.	Final Plat 2017S-093-001
Project Name	Willard Adams Property
Council District	33 – Coleman
School District	7 - Pinkston
Requested by	Crocket Surveying, applicant; Willard Adams W. Etux, owner.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Request for final plat approval to create five lots.

Final Plat

A request for final plat approval to create five lots on a portion of property located at 2250 Stewarts Ferry Pike, at the corner of Stewarts Ferry Pike and Granny Wright Lane, zoned Single-Family Residential (RS80) (13.82 acres).

Existing Zoning

Single-Family Residential (RS80) requires a minimum 80,000 square foot lot and is intended for single-family dwellings at a density of 0.54 dwelling units per acre. *R80 would permit a maximum of 7 lots, based on the acreage only. However, application of the Rural Subdivision Regulations would result in fewer units on this property, as noted below.*

CRITICAL PLANNING GOALS

N/A

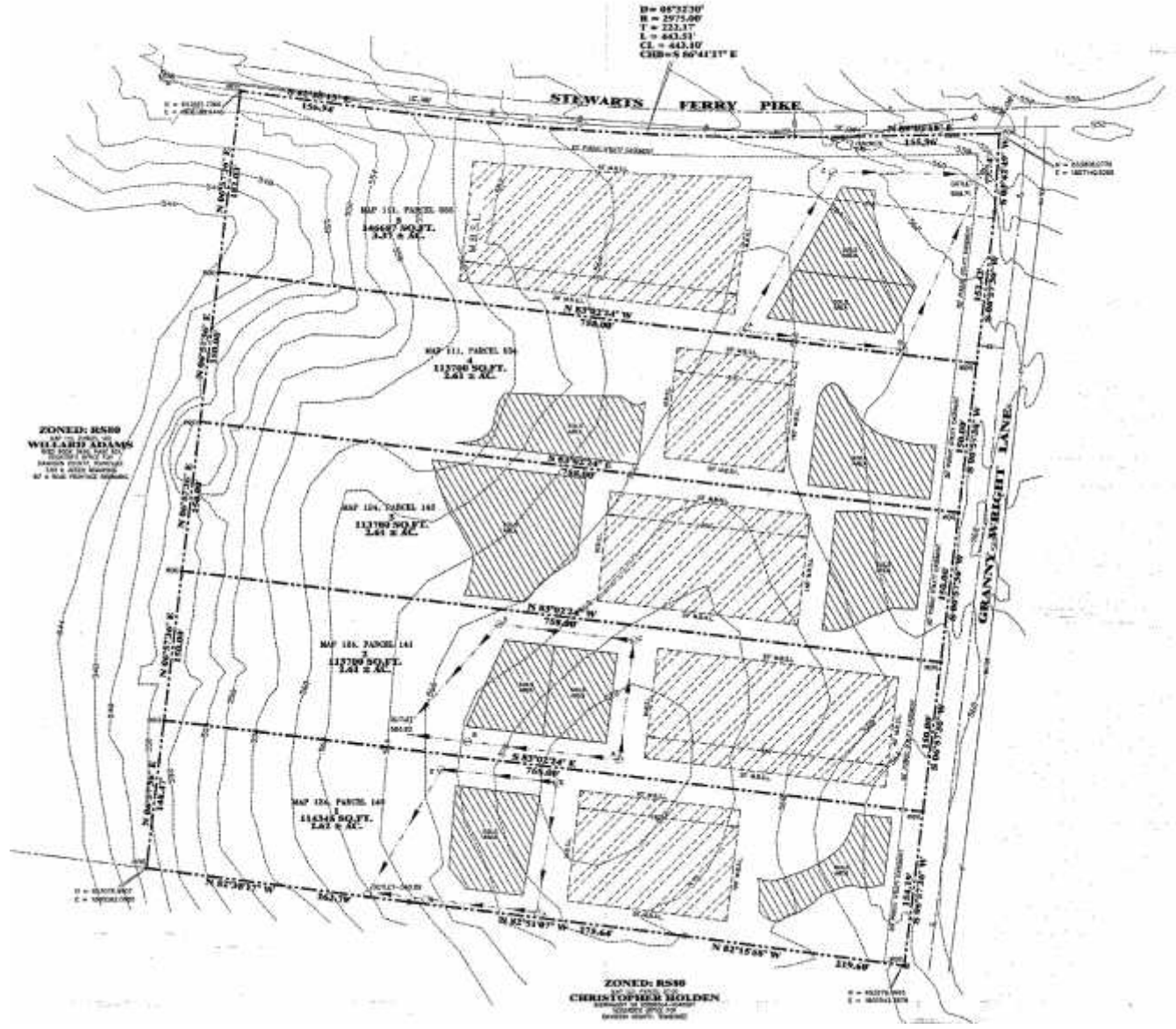
ANTIOCH – PRIEST LAKE COMMUNITY PLAN

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

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



Metro Planning Commission Meeting of 04/27/2017



Proposed Subdivision



Metro Planning Commission Meeting of 04/27/2017

PLAN DETAILS

This request is for final plat approval to create five lots on a portion of property located at 2250 Stewarts Ferry Pike, west of S. Mt. Juliet Road. The existing parcel is approximately 22.6 acres and has frontage on Stewarts Ferry Pike and Granny Wright Lane. The parcel contains an existing single-family home and multiple accessory structures, which are not included in the approximately 13.82 acres proposed for subdivision. The proposed subdivision will result in five lots fronting Granny Wright Lane. Sidewalks are not required with this subdivision because this property is located in the General Services District and has a Sidewalk Priority Score of less than 20, as established in the Strategic Plan for Sidewalk and Bikeways.

The property is located east of Long Hunter State Park and Percy Priest Lake, which are located in Open Space and Conservation policies, respectively. Though the majority of the parcel is in Rural Neighborhood policy, a small sliver of Conservation policy exists at the back of the property associated with a stream buffer. This portion of the property is located outside of the area proposed for subdivision.

Each of the 5 lots will be serviced by private septic systems, which are reviewed by the Metro Public Health Department. The development site is located within the Gladeville Utility District, which has confirmed that there is not adequate supply for fire protection. Therefore, residential sprinklers are required per the Fire Marshal's Office.

ANALYSIS

Chapter 4 of the Subdivision Regulations, Rural Character Subdivisions, regulates the subdivision of land in T2 Rural Neighborhood policies, with the intent of ensuring that new development is in harmony with the established rural character of these areas.

Section 4-2.5 permits two Character Options for the development of land in Rural Neighborhood policies: Countryside Character Option and Agricultural Character Option. Based on the site characteristics and proposed uses, staff reviewed the plat against the following Open Alternative criterion:

a. Building Setback along existing public streets

Section 4.2.5 includes conditions and standards for determining the minimum building setback, including consideration of the average setback of abutting parcels and whether those parcels are vacant or developed.

The required building setback shall be varied between lots. When the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot(s) proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback of the abutting parcels. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used. Where the majority of the abutting parcels are not developed, the minimum building setback shall be two times the amount of lot frontage. However, in no instance shall the minimum building setback be greater than 1,000 square feet.



Metro Planning Commission Meeting of 04/27/2017

For the purposes of this analysis, “surrounding parcels” is defined by the Subdivision Regulations as the five R, RS, AR2A, or AG parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same blockface, whichever is less. All surrounding parcels are utilized for area and frontage calculations. Abutting parcels, defined as the two closest parcels on either side of the proposed subdivision, are utilized for setback calculations. Stewarts Ferry Pike and Granny Wright Lane are local and minor streets, respectively.

The minimum required street setback in the RS80 district along local streets is 40 feet. The two abutting parcels along Granny Wright Lane have an average approximate setback of 33 feet. Therefore, the average setback of the abutting parcels is less than the minimum required street setback. A minimum building setback of 40 feet is, therefore, required along Granny Wright Lane. All of the proposed 5 lots meet the minimum building setback requirements:

	Min. Setback	Approx. Average Setback of Abutting Parcels	Proposed Setback	Meets setback requirement?
Lot 1	40 feet (based on RS80)	33 feet	180	Yes
Lot 2			40	
Lot 3			145	
Lot 4			175	
Lot 5			245	

b. Lot Depth along existing public streets

The minimum depth for lots along existing public streets shall be the building setback required by Section 4-2.5(a) plus 300 feet. Since the required building setback is 40 feet, the minimum depth requirement for the proposed lots is 340 feet. All of the proposed lots are approximately 758 feet in depth. All of the proposed 5 lots meet the minimum depth requirements.

c. Lot size along existing public streets

Individual lot sizes shall vary in size to reflect the rural character. The minimum lot size is either equal to or greater than 70% of the lot size of the average size of the surrounding parcels or equal to or larger than the smallest of the surrounding parcels, whichever is greater. If there are no surrounding parcels, the screened alternative shall be used. Flag lots shall not be included in the analysis. Along Granny Wright Lane, lots created must have at least approximately 113,064 square feet (2.6 acres). All of the proposed 5 lots meet the lot area requirements:

	Min. Size	70% Average	Proposed size	Meets area requirement?
Lot 1	87,120	113,064	114,345	Yes
Lot 2			113,700	
Lot 3			113,700	
Lot 4			113,700	
Lot 5			146,687	



Metro Planning Commission Meeting of 04/27/2017

d. Lot frontage abutting existing public streets

Lot frontage is either equal to or greater than 70% of the average frontage of the surrounding parcels or equal to or greater than the smallest of the surrounding parcels, whichever is greater. Along Granny Wright Lane, lots created must have at least 138 feet of frontage. All of the proposed 5 lots meet the frontage requirements:

	Min. Frontage	70% Average	Proposed Frontage	Meets frontage requirement?
Lot 1	105	138	154.19 ft.	Yes
Lot 2			150 ft.	
Lot 3			150 ft.	
Lot 4			150 ft.	
Lot 5			152.42 ft.	

e. Street Lights

Not applicable to this application

f. Cluster lot option

Not applicable to this application

METRO PUBLIC HEALTH RECOMMENDATION

Approve

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- The water flow for this subdivision is 500 gpm @ 20 psi. These homes will require residential sprinklers.

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

N/A

- Gladeville Utility District serves this site with water, and the sewer will be provided via on-site septic systems (requires Metro Health Department Approval).

STAFF RECOMMENDATION

Staff recommends approval with conditions, as proposed subdivision meets all of the Open Alternative criterion as described in the Rural Character Subdivision development standards.



Metro Planning Commission Meeting of 04/27/2017

CONDITIONS

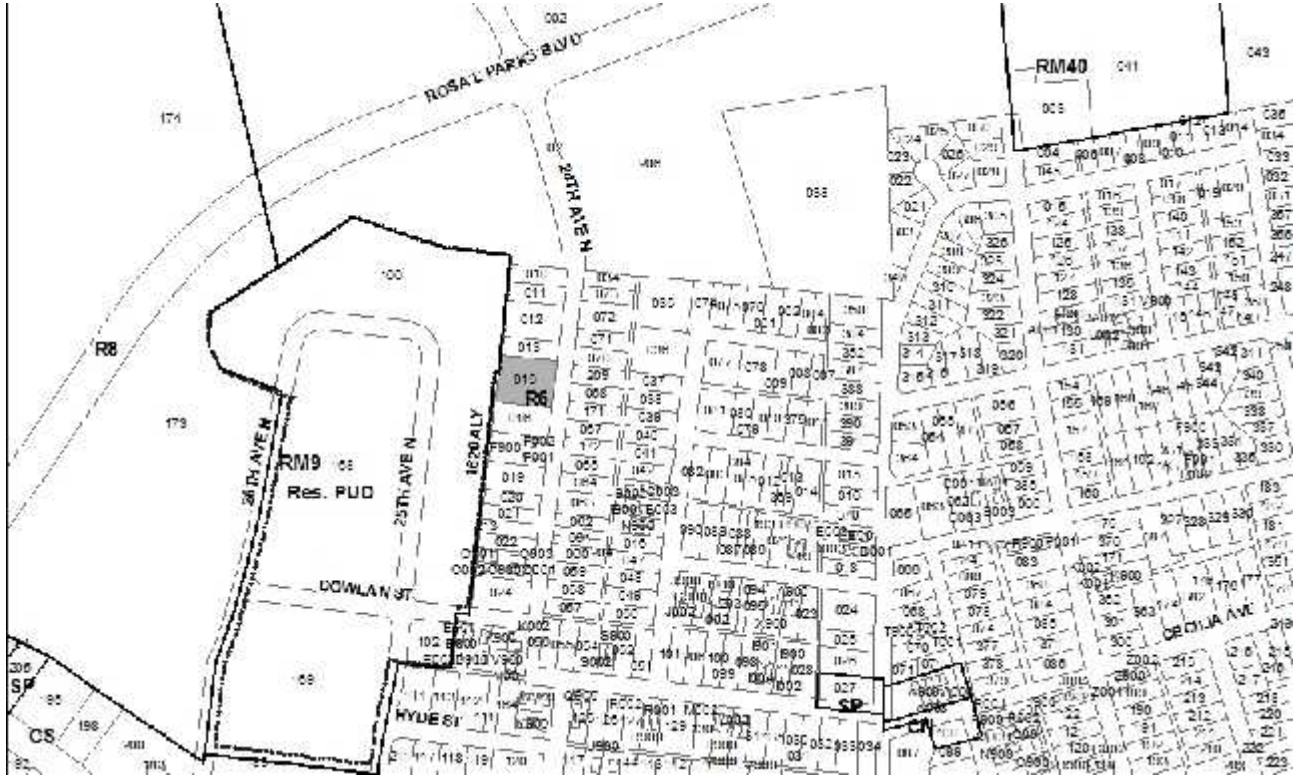
1. This development shall require residential sprinklers consistent with the requirements of the Metro Fire Marshal's Office.
2. The Metro Public Health Department (MPHD) shall approve all on-site septic systems prior to plat recordation.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Revise the purpose note: The purpose of this plat is to create 5 lots.



SEE NEXT PAGE



Metro Planning Commission Meeting of 04/27/2017



2017S-097-001
 RESUB OF LOTS 1 & 2 ON THE PLAN OF BECK SPRINGS ADDITION AND
 LOT 1 ON THE PLAN OF T.L. HERBERT, JR.'S SUBDIVISION
 Map 081-02, Parcel(s) 015
 08, North Nashville
 02 (DeCosta Hastings)



Project No.	Final Plat 2017S-097-001
Project Name	Resub of Lots 1 & 2 on the Plan of Beck Springs Addition and Lot 1 on the Plan of T.L. Herbert, Jr's Subdivision
Council District	02 - Hastings
School District	1 - Gentry
Requested by	Q. Scott Pulliam, applicant; Integrity First Development Group, LLC, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST
Final Plat to create three lots.

Final Plat
 A request for final plat approval to create three lots on property located at 2223 24th Avenue North, approximately 585 feet north of Dowlan Street, zoned One and Two-Family Residential (R6) (0.46 acres).

Existing Zoning
One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 3 lots with 3 duplex lots for a total of 6 units. However, due to the compatibility requirements the lot cannot be subdivided and meet the compatibility standards.*

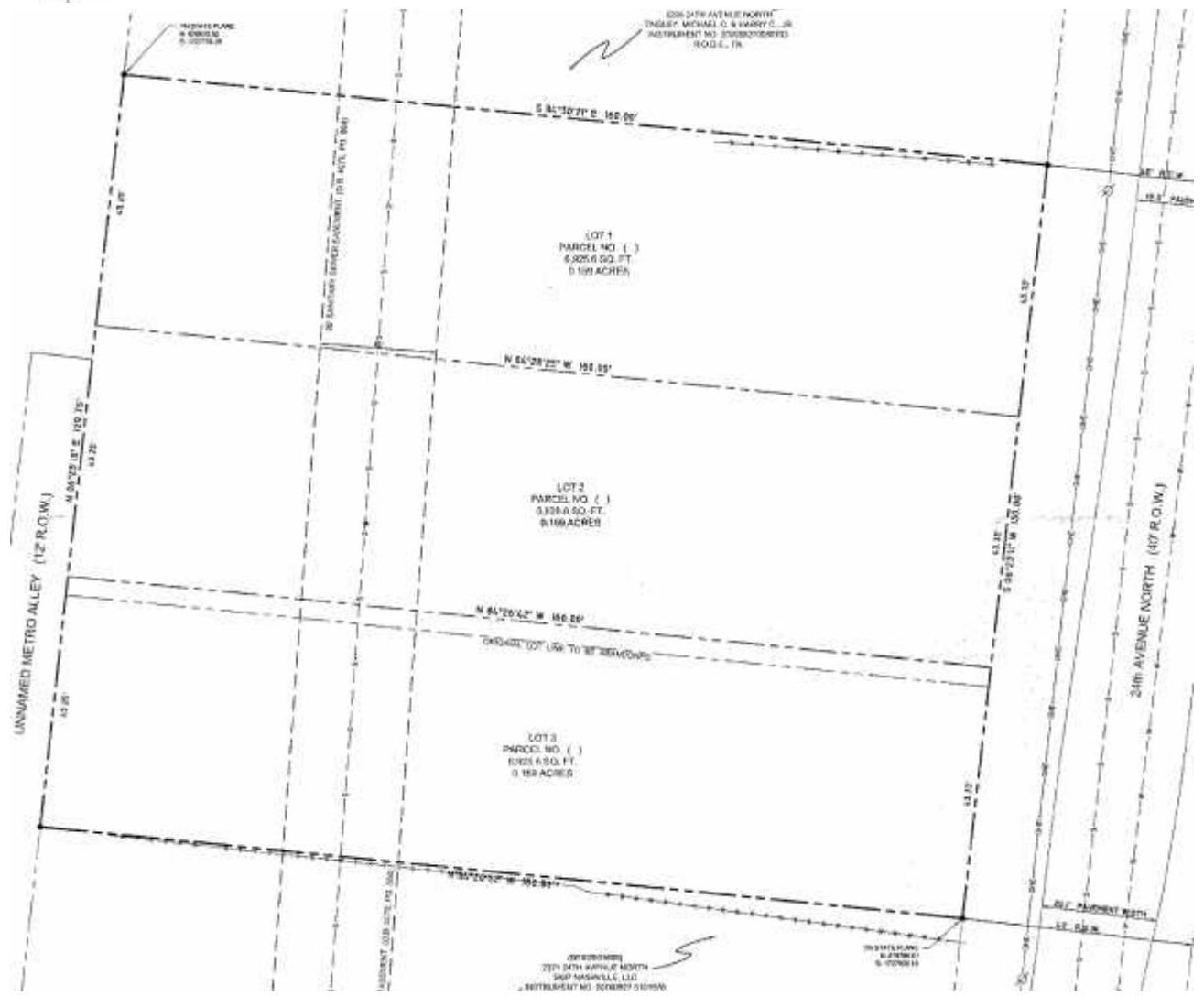
NORTH NASHVILLE COMMUNITY PLAN
T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be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

PLAN DETAILS
 This request is for final plat approval for property located at 2223 24th Avenue North. This parcel currently contains one single family dwelling unit. The existing lot is 20,037 square feet (0.46 acres) and is proposed to be split into three lots.

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



Metro Planning Commission Meeting of 04/27/2017



Proposed Subdivision



Metro Planning Commission Meeting of 04/27/2017

Zoning Code

The proposed lots meet the minimum standards of the R6 zoning district.

Street Frontage

The proposed lots have frontage on a public street.

Community Character

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

In this instance, the lots created along 24th Avenue North must meet or exceed 44.31 feet of frontage for each lot. *The lots as proposed would contain 43.3 lineal feet of frontage and do not meet the lot frontage requirement when the compatibility criteria for an infill subdivision are applied.*

Lot 1 Frontage	
Proposed Frontage	43.3 ft.
Minimum Frontage	40 ft.
70% Average	44.31 ft.

Lot 2 Frontage	
Proposed Frontage	43.3 ft.
Minimum Frontage	40 ft.
70% Average	44.31 ft.

Lot 3 Frontage	
Proposed Frontage	43.3 ft.
Minimum Frontage	40 ft.
70% Average	44.31 ft.

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

In this instance, the lots created along 24th Avenue North must be equal to or greater than 7,219 square feet. *The size for each proposed lot is 6,925 square feet which does not meet the requirement when the compatibility criteria for an infill subdivision are applied.*

Lot 1 Area	
Proposed Size	6,925 SF
Minimum Size	6,416 SF
70% Average	7,219 SF

Lot 2 Area	
Proposed Size	6,925 SF
Minimum Size	6,416 SF
70% Average	7,219 SF

Lot 3 Area	
Proposed Size	6,925 SF
Minimum Size	6,416 SF
70% Average	7,219 SF

Street setbacks: future structures would comply with setbacks as established by Metro Zoning Code.



Metro Planning Commission Meeting of 04/27/2017

The lots do not meet the lot frontage or lot area criteria when the compatibility requirements for infill subdivisions are applied. Therefore, the lots as proposed are not consistent with the existing lots within the surrounding area and do not meet T4 Neighborhood Maintenance policy.

Harmony of Development

If the proposed subdivision fails to meet compatibility, the Planning Commission may consider whether the subdivision can provide harmonious development for the community. The Planning Commission may grant an exception to the compatibility requirement by considering a larger area to evaluate general compatibility. At this time the applicant has not proposed any conditions which would make the proposed subdivision harmonious with the surrounding lots.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

If sidewalks are required by Planning:

- On the plat show and label curb and gutter, the required grass strip, and sidewalk per Planning Department Dimensions. Each element must be dimension and labeled Proposed.
- Show any above ground utilities that will conflict with said improvements. Vertical obstructions in the sidewalk are not allowed.
- Add a note stating 'Sidewalk construction plans must be submitted to and approved by Public Works prior to initiating any sidewalk work.'
- Or, pay the sidewalk in-lieu fee if applicable – coordinate with Planning.

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends disapproval as the lots do not meet the compatibility requirement of the Subdivision Regulations.