



METROPOLITAN PLANNING COMMISSION

DRAFT MINUTES

May 25, 2017
4:00 pm Regular Meeting

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

MISSION STATEMENT

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

Commissioners Present:

Greg Adkins, Chair
Jessica Farr, Vice Chair
Lillian Blackshear
Brenda Diaz
Ron Gobbell
Dr. Pearl Sims
Brian Tibbs
Jennifer Hagan-Dier
Councilmember Burkley Allen

Staff Present:

Doug Sloan, Executive Director
Bob Leeman, Deputy Director
Carrie Logan, Assistant Director
George Rooker, Special Projects Manager
Kelly Adams, Admin Services Officer III
Lucy Kempf, Planning Manager II
Lisa Milligan, Planner III
Marty Sewell, Planner III
Andrew Collins, Planner III
Latisha Birkeland, Planner II
Shawn Shepard, Planner II
Abbie Rickoff, Planner II
Patrick Napier, Planner II
Elham Daha, Planner I
Dara Sanders, Planner I
Bo Feitshans, Intern
Craig Owensby, Public Information Officer
Macy Amos, Legal

Metro Planning Department of Nashville and Davidson County
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Notice to Public

Please remember to turn off your cell phones.

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

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

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

Writing to the Commission

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

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

Speaking to the Commission

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

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

Legal Notice

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



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MEETING AGENDA

A: CALL TO ORDER

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

B: ADOPTION OF AGENDA

Ms. Farr moved and Ms. Diaz seconded the motion to adopt the agenda. (9-0)

C: APPROVAL OF MAY 11, 2017 MINUTES

Mr. Tibbs moved and Ms. Hagan-Dier seconded the motion to approve the May 11, 2017 minutes. (9-0)

D: RECOGNITION OF COUNCILMEMBERS

Councilmember Scott Davis spoke in favor of his items on the consent agenda.

Councilmember VanReece spoke in favor of Item 5.

E: ITEMS FOR DEFERRAL / WITHDRAWAL

6. 2017SP-038-001

1339 SOUTH DICKERSON PIKE

9. 2017S-082-001

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

13. 2017SP-041-001

AUTUMN RIDGE RURAL HILL SP

15a. 2017SP-043-001

HIGHWAY 70 SP

15b. 2017SP-044-001

SAWYER BROWN SP

15c. 94P-025-003

BELLEVUE COMMERCIAL PUD (CANCEL)

16. 2017SP-046-001

BASHAW VILLAGE SP

18a. 68-85P-001

CUMBERLAND TERRACE PUD (CANCEL)

18b. 2017SP-047-001

BUENA VISTA DOWNS SP

20. 2017Z-056PR-001

22. 2016SP-062-001

EARHART SUBDIVISION SP

Councilmember Allen moved and Mr. Tibbs seconded the motion to approve the Deferred and Withdrawn Items. (9-0)

Ms. Blackshear recused herself from Item 12.

F: CONSENT AGENDA ITEMS

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

1. 2016SP-097-001

2525 GALLATIN AVENUE SP

4. 2017SP-021-001

GLENROSE SP

5. 2017SP-037-001

HICKORY TRAILS

14. 2017SP-042-001

100 FERN AVENUE SP

17. 53-84P-004

ROSE MONTE PHASE 4

19. 2017Z-055PR-001

21. 2017Z-060PR-001

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

Ms. Hagan-Dier moved and Ms. Diaz seconded the motion to approve the Consent Agenda. (9-0)

Ms. Blackshear recused herself from Item 1

G: ITEMS TO BE CONSIDERED

1. 2016SP-097-001

2525 GALLATIN AVENUE SP

Council District 05 (Scott Davis)

Staff Reviewer: Latisha Birkeland

A request to rezone from MUL-A to SP-MU zoning on property located at 2525 Gallatin Avenue, at the southwest corner of Cahal Avenue and Gallatin Avenue, (0.21 acres), to permit up to nine residential units and up to 2,000 square feet of commercial space, within the Gallatin Pike Urban Design Overlay, requested by 4Site, Inc., applicant; Thomas Hedley and Austin Pennington, owners.

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

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.

Existing 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.

Proposed Zoning

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

EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

The proposed SP is consistent with the T4 Urban Mixed Use Corridor Policy, which encourages a greater mix of higher intensity residential and mixed use development along the corridor. The policy supports a range of commercial and residential uses. The proposed development is redeveloping an urban lot and provides for additional commercial and housing choices along the corridor.

PLAN DETAILS

The site is located at 2525 Gallatin Pike, at the southwest corner of Cahal Avenue and Gallatin Pike. The site is approximately 0.23 acres and currently zoned MUL-A. The site is vacant and located within the Gallatin Pike Urban Design Overlay.

Site Plan

The plan includes nine residential dwelling units and 2,000 square feet of office space, within two buildings. The first building orients to Gallatin Pike and consists of 2,000 square feet of commercial use with four residential units above. The height is limited to four stories and 60 feet along Gallatin Pike. The second building orients to Cahal Avenue and consists of five residential townhome units. The height is limited to three stories and 35 feet. Existing buildings located along Gallatin Pike are generally one to two stories in height. The proposed height is consistent with MUL-A zoning which allows a maximum of 60 feet and 4 stories with a setback of 15 feet at 3 stories.

Vehicular access is limited to the alley. The alley will be widened and improved per Metro Code standards. The plan proposes 12 parking stalls behind the five townhome units. Sidewalks along Gallatin Pike will be upgraded to meet the Major and Collector Street Plan standards of an 8 foot sidewalk and a 9 foot planting strip. Sidewalks will be installed along Cahal Avenue to meet the local street standards of a five foot sidewalk and a four foot wide grass strip.

Analysis

The plan is consistent with the T4 Urban Mixed Use Corridor policy as it provides a mixed use development that includes a housing option in the area. Sidewalks will be improved along the Gallatin Pike frontage and installed along Cahal Avenue to provide an improved pedestrian environment along the corridor.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. FYI - MWS policy does not allow shared private sewer service lines among individually-owned units. Please revise the utility plan on the Final SP to remove this shared sewer. Please also show the public sewer line crossing under the near side of Cahal Avenue, on the Final SP. 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.
- With submittal of Final SP, locate the lip of the gutter at the existing EOP on Cahal.
- Submit recorded ROW dedication prior to the building permit approval by MPW.

TRAFFIC AND PARKING RECOMMENDATION

Approve

Maximum Uses in Existing 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 (814)	0.21	1 F	9,147 SF	429	15	44

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.21	-	9 U	60	5	6

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.21	-	2,000 SF	124	9	27

Traffic changes between maximum: **MUL-A** and **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-245	-1	-11

METRO SCHOOL BOARD REPORT

Projected student generation existing MUL-A district: 1 Elementary 1 Middle 1 High
Projected student generation proposed SP-MU district: 1 Elementary 1 Middle 1 High

The proposed SP zoning is expected to generate the same amount of students as the existing MUL-A zoning. Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School and Maplewood High School. All schools have capacity for additional students. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT

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

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

- 1. Uses shall be limited to a maximum of 9 residential units and a maximum of 2,000 square feet of commercial use. Commercial uses are limited to financial institution, general office, medical office, personal care services, general retail, convenience retail and restaurant, take-out only.
- 2. Height shall be limited to a maximum of 4 stories in 60 feet, measured to the roofline, for the building oriented along Gallatin Pike.
- 3. Height shall be limited to a maximum of 3 stories and 35 feet, measured to the roofline, for the building oriented along Cahal Avenue. Townhome units fronting Cahal Avenue shall have a porch or a stoop. A raised foundation of 18"- 36" is required for the building along Cahal Street.
- 4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application.
- 5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
- 6. The final site plan shall 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 preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
- 8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
- 9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions. (8-0-1) Consent Agenda

Resolution No. RS2017-169

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-097-001 is Approved with conditions and disapproved without all conditions. (8-0-1)

CONDITIONS

- 1. Uses shall be limited to a maximum of 9 residential units and a maximum of 2,000 square feet of commercial use. Commercial uses are limited to financial institution, general office, medical office, personal care services, general retail, convenience retail and restaurant, take-out only.
- 2. Height shall be limited to a maximum of 4 stories in 60 feet, measured to the roofline, for the building oriented along Gallatin Pike.
- 3. Height shall be limited to a maximum of 3 stories and 35 feet, measured to the roofline, for the building oriented along Cahal Avenue. Townhome units fronting Cahal Avenue shall have a porch or a stoop. A raised foundation of 18"- 36" is required for the building along Cahal Street.
- 4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application.

5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. The final site plan shall 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 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.

2. 2016SP-098-001

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

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

Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016SP-098-001 to the June 8, 2017, Planning Commission Meeting. (9-0)

3. 2017SP-020-001

FAIRFIELD INN AND SUITES SP

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

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

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

APPLICANT REQUEST

Permit a hotel development.

Preliminary SP

A request to rezone from Office Residential Intensive (ORI) to Specific Plan – Commercial (SP-C) on properties located at 109, 111 and 113 29th Avenue North, at the southwest corner of Poston Avenue and 29th Avenue North, located within the 31st Avenue and Long Boulevard Urban Design Overlay District (0.49 acres), to permit a hotel.

Existing Zoning

Office Residential Intensive (ORI) is intended for high intensity office and/or multifamily residential uses with limited retail opportunities.

31st Avenue and Long Boulevard Urban Design Overlay (31st and Long UDO): The purpose of the UDO is 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 urban setting, and provides for the sensitive placement of open spaces in relationship to building masses, street furniture and landscaping features in a manner otherwise not ensured by the application of the conventional bulk, landscaping and parking standards of the Metro Zoning Code. The 31st

Avenue/Long Boulevard area has a variety of physical conditions and is divided into sub-districts. Where appropriate, specific design standards have been developed for each sub-district by building type.

This property is located in the CO-1 Core sub-district area. The sub-district is intended to remain a high intensity transition to the future urban edge of Centennial Park. Buildings may take many forms such as multi-story mixed-use, commercial, and stacked residential flats. The area should be developed in a dense, urban manner with a variety of building types as high as approximately six stories.

Proposed Zoning

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

History

The Metro Planning Commission considered this proposal at the April 13, 2017, Planning Commission meeting. A public hearing was held. The Planning Commission had questions regarding the relationship of the proposed building to surrounding development and how the height of the building would relate to the surrounding context. The Planning Commission deferred the application to the May 11, 2017, meeting, in order to allow time for materials depicting the proposed building in context to be prepared and for the applicant to evaluate the possibility of placing some of the parking below grade to lower the overall height of the structure. The Commission specified that the public hearing would remain open.

Following the April 13, 2017 Planning Commission, the applicant submitted revised SP plans for the proposed hotel. The revised SP limits the height of the building to 90 feet as permitted by the 31st and Long UDO, a reduction of 25 feet from the 115-foot maximum height proposed in the original SP submittal. The reduced height would be accomplished by placing the structured parking below grade. Prior to the May 11, 2017, Planning Commission meeting, the applicant again requested deferral to make revisions to the plans. The most recent revisions, submitted on May 12, 2017, increase the number of rooms from 150 to 155 while decreasing the overall floor area proposed. The revisions submitted since the April 13, 2017, Planning Commission meeting, bring the height into compliance with the UDO standards and eliminate the need for a modification to the UDO as part of the SP proposal. However, an SP is still required because the FAR needed to achieve the 90-foot height exceeds the maximum FAR permitted in the base ORI zoning district.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods
- Promotes Compact Building Design

Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The project proposes development on an infill site. Sidewalks are being provided along all street frontages to create a more walkable and pedestrian friendly environment. The design of the site and building efficiently utilizes urban land by incorporating structured parking and creating a compact building design.

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.

The property is located in the Midtown Study within the 10-MT-T5-MU-03 special policy. This special policy applies, in part, to properties surrounding West End Avenue between I-440 and 31st Avenue North. The special policy provides guidance regarding uses, building form, connectivity, height, and parking. The special policy calls for a maximum height of eight stories generally, but acknowledges that up to nine stories is appropriate where permitted by specific height ranges of the 31st and Long UDO.

Consistent with Policy?

Yes. T5 MU policy areas are intended to be among the most intense areas in Davidson County. These areas are intended to function as high-intensity mixed-use neighborhoods and to contain employment centers for many sectors of the economy, including lodging. The proposal to locate a hotel on this site is consistent with the T5 MU policy. The SP proposes a maximum height of 90 feet. The proposed height exceeds the general guidance included in the special policy, which calls for a maximum of eight stories, but is in compliance with the standards of the 31st and Long UDO which are recognized in the policy guidance.

PLAN DETAILS

The site encompasses three parcels located at 109, 111, and 113 29th Avenue North, at the southwest corner of the intersection of 29th Avenue North and Poston Avenue. Current land uses include two-family residential, multi-family residential, and office.

Site Plan

The plan proposes an 88,000 square-foot, 155-room, hotel and 55,000 square feet of structured parking. The proposed square footage results in a Floor Area Ratio (FAR) of 4.13, with an overall permitted FAR of 5.0 for the SP. Per the standards of the Metro Zoning Ordinance, required structured parking spaces are excluded from the FAR calculation. The existing zoning permits an overall Floor Area Ratio (FAR) of 3.0, exclusive of required structured parking. The primary hotel entrance fronts 29th Avenue North.

Vehicular access to the below-grade parking structure will be provided from 29th Avenue North. Access to the service and loading dock will be provided from the alley located to the west. A total of 157 parking spaces are required per Zoning Code; however, the site is within the Urban Zoning Overlay (UZO) and is eligible for parking adjustments based on proximity to transit and pedestrian access. Per the approved traffic study, each of the adjustments results in a 10 percent reduction in required parking, for a total of 127 required spaces. 127 parking spaces are provided. Eight-foot sidewalks and four-foot planting strips, consistent with the guidance in the Midtown Study for sidewalks for mid-rise or high-rise buildings along local streets, are provided along both 29th Avenue North and Poston Avenue. The proposed height is limited to 90 feet as stipulated in the 31st and Long UDO.

UDO COMPLIANCE

The subject properties are located within the CO-1 sub-district of the 31st and Long UDO. The UDO establishes a maximum height of 90 feet for commercial or mixed-use buildings in the CO-1 sub-district. The SP includes a maximum height of 90 feet as stipulated by the UDO. The SP also clarifies that for any standard, other than permitted uses, absent from the SP plan, the property shall be subject to the standards of the 31st and Long UDO. Conceptual elevations are not included with this revised SP proposal. Per the standards and procedures of the 31st and Long UDO, the Design Review Committee (DRC) will review the plans for compliance with all standards of the UDO during Final SP review. Should the final site plan or building elevations fail to comply with any standard of the UDO, the applicant would be required to bring the structure into compliance, or to seek a modification. The DRC provides recommendations to the Metro Planning Commission (MPC) regarding modifications to the 31st and Long UDO. The MPC has the authority to review proposed changes and grant modifications.

ANALYSIS

The proposed SP includes a hotel and parking. The site is located within T5 MU policy, which supports lodging uses, and is consistent with the policy goals of creating and enhancing high intensity, urban, mixed-use neighborhoods. The SP requires compliance with all standards of the 31st and Long UDO, including a maximum height of 90 feet. Height will be measured as stipulated in the standards of the 31st and Long UDO.

The UDO specifies that for any standard not addressed in the UDO, the base zoning district applies. The UDO does not include standards for allowed uses or maximum Floor Area Ratio (FAR). The base zoning for the subject property is Office Residential Intensive (ORI). A hotel is a permitted use in the ORI zoning district. ORI zoning permits a maximum FAR of 3.00. In order to achieve the height permitted by the UDO, additional FAR is required beyond what is permitted by ORI zoning. The applicant has requested the additional FAR through this application for SP zoning.

The revised preliminary SP does not include conceptual elevations. Elevations demonstrating that all facades are in compliance with the UDO standards will be required with the Final SP. The site plan shows a transformer located along the alley. All mechanical equipment is required to be screened per the standards of the UDO. The transformer shall be screened to the extent permitted by NES standards and requirements. The site plan indicates canopies that will extend over the sidewalk and into the right-of-way along 29th Avenue and Poston Avenue. Approval of a mandatory referral to permit the aerial encroachments will be required prior to building permits. Sidewalks which exceed Metro local street standards and meet the guidance for sidewalks adjacent to mid-rise or high-rise buildings in the Midtown Study are provided to enhance pedestrian connectivity in the area. Bicycle parking is provided consistent with Metro Zoning Ordinance requirements. No landscape buffer yards are required, but street trees and other landscaping are provided to enhance the pedestrian experience.

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. The required capacity fees must be paid prior to Final Site Plan/SP approval. FYI - Before the Final SP is approved, applicant must address the combined sewer measures required by MWS.

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 MPW approval of the building permit submit recorded ROW dedication to the back of sidewalk.
- Comply with MPW Traffic Engineering comments.
- Prior to MPW approval of the building permit, indicate the installation of ribbon curb along the proposed alley ROW to delineate between the public and private sections of the alley.
- Prior to MPW approval of the building permit, recess the exterior doors along 29th Ave North and Poston Avenue such that they do not open into the public ROW or protect the opening with an architecture structure.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

- Developer shall apply to T&P staff for approval to restrict parking as recommended by TIS.
- If guests arrive or depart by bus, only temporary bus unloading/loading in the existing curbside parking area along the project frontage near the 29th Ave access shall be allowed.
- If Valet services are provided, they should be provided on site at the 29th Ave access drive. Developer shall apply to T& P staff for approval of additional valet or loading zone in the public ROW.
- Developer shall post directions on web site to check- in area of access drive.
- 29th Avenue North and Poston Avenue
 - The on-street parking on the west side of 29th Avenue North should be restricted for a minimum of 25 feet to the south of Poston Avenue.
 - The on-street parking on the south side of Poston Avenue should be restricted for a minimum of 25 feet to the west of 29th Avenue North.
- Poston Avenue and Alley #719
 - The on-street parking on the south side of Poston Avenue should be restricted for a minimum of 25 feet to the east and west of Alley #719.
- 29th Avenue North and Site Access
 - The site access driveway on 29th Avenue North should be designed to include one entering travel lane and one exiting travel lane with adequate clearance to structure walls.
 - Provide and sign a loading area for check-in/check-out vehicles in an area of the access drive off 29th Ave.
 - Developer shall also provide a loading area for rideshare/taxi operations on site.
 - The on-street parking on the west side of 29th Avenue North should be restricted for a minimum of 25 feet to the north and south of the proposed site access.
- Alley #719
 - To accommodate two-way travel, Alley #719 should be widened to include a minimum pavement width of 20 feet between the site dumpster access and Poston Avenue.
- Parking
 - Developer shall provide parking per metro code. Per TIS, developer shall provide a minimum of 127 spaces for 155 rooms and 8 employees.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.49	3.0	64,033 SF	947	132	151

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel (310)	0.49	5.0	88,000 SF (155 Rooms)	1383	92	91

Traffic changes between maximum: **ORI and SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+436	-40	-60

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to a hotel with a maximum height of 90 feet as stipulated in the 31st Avenue and Long Boulevard Urban Design Overlay.
2. On the corrected set, update the Maximum FAR to 4.25.
3. Prior to use and occupancy permit, a mandatory referral approving aerial encroachments for the proposed canopies shall be approved by the Metropolitan Council.
4. Final architectural elevations for all facades of the building consistent all standards of the 31st and Long UDO shall be provided with the submittal of the Final Site Plan.
5. Comply with all conditions of Public Works and Traffic and Parking in regards to traffic improvements.
6. Final site plan review for the Specific Plan and 31st Avenue and Long Boulevard Urban Design Overlay shall be combined. All requirements of the Specific Plan and Urban Design Overlay shall be met.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the 31st Avenue and Long Boulevard UDO and the ORI zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
9. 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.

Mr. Adkins and Ms. Blackshear stepped out of the room at 4:19 p.m.

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

Mr. Patel, applicant, spoke in favor of the application.

Shawn Henry, 315 Deaderick St, spoke in opposition to the application. There is not a justification to vary the FAR in this instance and it does not meet the intent of the UDO.

LaRawn Rhea, 2112 Woodlawn Dr, spoke in opposition to the application. There needs to be a level playing field and everyone needs to play by the same rules.

Genie Herron, 207 29th Ave N, spoke in opposition to the application due to traffic and safety concerns. This location is where the disabled residents down the road cross to get to the grocery store.

Jon Johnson, 3000 Poston Ave, spoke in opposition to the application.

Erin Bishop, 117 30th Ave N, spoke in opposition to the application as it will significantly deviate from the residential and small office character that was envisioned for this neighborhood when the UDO was formulated.

Bonnie Buelic, 205 31st Ave N, spoke in opposition to the application.

Mr. Patel clarified that everything is structured inside the building including the parking. The local businesses are excited about this and it does conform to the UDO.

Ms. Farr closed the Public Hearing.

Ms. Hagan-Dier spoke in favor of the application.

Mr. Tibbs spoke in favor of the application and appreciates lowering the building height by placing parking below ground.

Ms. Diaz spoke in favor of the application.

Councilmember Allen spoke in favor of the application as some major changes have been made responsive to previous concerns.

Mr. Tibbs moved and Mr. Gobbell seconded the motion to approve with conditions and disapprove without all conditions. (7-0)

Mr. Adkins and Ms. Blackshear stepped back in the room at 5:06 p.m.

Approved with conditions and disapproved without all conditions. (7-0)

Resolution No. RS2017-170

“BE IT RESOLVED by The Metropolitan Planning Commission that **2017SP-020-001 is Approved with conditions and disapproved without all conditions. (7-0)**

CONDITIONS

1. Permitted land uses shall be limited to a hotel with a maximum height of 90 feet as stipulated in the 31st Avenue and Long Boulevard Urban Design Overlay.
2. On the corrected set, update the Maximum FAR to 4.25.
3. Prior to use and occupancy permit, a mandatory referral approving aerial encroachments for the proposed canopies shall be approved by the Metropolitan Council.
4. Final architectural elevations for all facades of the building consistent all standards of the 31st and Long UDO shall be provided with the submittal of the Final Site Plan.
5. Comply with all conditions of Public Works and Traffic and Parking in regards to traffic improvements.
6. Final site plan review for the Specific Plan and 31st Avenue and Long Boulevard Urban Design Overlay shall be combined. All requirements of the Specific Plan and Urban Design Overlay shall be met.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the 31st Avenue and Long Boulevard UDO and the ORI zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
9. 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.

4. 2017SP-021-001

GLENROSE SP

Council District 16 (Mike Freeman)

Staff Reviewer: Gene Burse

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

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

APPLICANT REQUEST

Zone change to permit six residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan-Residential (SP-R) zoning on properties located at 98 Rose Street and 99 Evelyn Drive, (0.82 acres), to permit six residential units.

Existing Zoning

Single-Family Residential (RS10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings. *RS10 would permit a maximum of 3 lots based on acreage only. However, application of the subdivision regulations may result in fewer lots.*

Proposed Zoning

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

SOUTH NASHVILLE COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. 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, in terms of its development pattern, building form, land use, and the public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Proposed Site Plan

Consistent with Policy?

Yes. The policy supports the proposed residential uses of this SP. T3 Suburban Maintenance policy notes that areas will experience some change over time, primarily when buildings are expanded or replaced. The proposal provides a transition from the smaller lot pattern to the west and the larger lot pattern to the east. The plan incorporates buildings with smaller footprints internal to the site providing additional transition and sensitivity to the existing lot pattern and adjacent context.

PLAN DETAILS

The site is located at 98 Rose Street and 99 Evelyn Drive in the Woodbine neighborhood of South Nashville. The site is bordered by Rose Street on the south, Evelyn Drive on the north, Miller Street on the west, and single-family residential homes on the east. Properties to the west of Miller Street are zoned RS5 while properties to the east are zoned RS10. The site consists of two parcels, each with an existing single-family residential structure and accessory uses.

The proposed Specific Plan includes six detached units, four of which will have attached garages. Two units will front Rose Street, two units will front Miller Street and two units will front Evelyn Drive. There will be onsite surface parking with a total of ten parking spaces. Surface parking will be accessed from Miller Street via two twenty-four foot (24') wide private drives.

Rose Street and Evelyn Drive will be improved with sidewalks according to local street standards. Miller Street will be widened to a pavement width of twenty-feet (20') and will meet the standards of Metro Public works. All dwelling units will have pedestrian access throughout the site via shared sidewalks. The internal sidewalk network will provide a pedestrian connection from each dwelling unit to the sidewalks on Rose Street and Evelyn Drive. Onsite stormwater mitigation will be provided through rain gardens adjacent and between each unit along street frontage of Miller Street, Evelyn Drive and Rose Street.

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

ANALYSIS

The six residential units will provide a well-designed development along Evelyn Drive, Rose Street and Miller Street that will be consistent with the established development pattern in the Woodbine neighborhood. Units 3 and 4 are smaller in floor area than the other units and will have a maximum height of 24 feet to the roof line. These units will serve as a transition area between the RS5 zoning district which requires a smaller lot size and the RS10 zoning district which requires a larger lot size.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

WATER SERVICES

Approve

- 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.
- Indicate construction of Miller St to 20' minimum pavement width to comply with a modified MPW standard ST-263 cross section.
- With Final SP, coordinate stormwater outfall with MPW and Metro Stormwater.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Provide adequate sight distance at access points and provide at a minimum parking per metro code.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.82	4.35 D	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	0.82		6 U	58	5	7

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+38	+3	+4

METRO SCHOOL BOARD REPORT

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

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

The proposed SP zoning district could generate 1 more student than what is typically generated under the existing RS10 zoning district. Students would attend Whitsitt Elementary School, Wright Middle School, and Glencliff High School. Each school has been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

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

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The proposed SP is consistent with the T3 Suburban Neighborhood Maintenance policy of the South Nashville Community Plan.

CONDITIONS

1. Uses within this SP shall be limited to a maximum of six (6) multi-family residential units.
2. Internal shared sidewalks shall be five feet (5') in width.
3. The final site plan shall add the following note to the internal private five-foot (5') north-south sidewalk on the west side of the site fronting Miller Street connecting to Evelyn Drive and Rose Street: five-foot (5') private sidewalk shall be maintained by the Homeowner's Association.
4. Provide a public pedestrian access easement for the sidewalk along Miller Street.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions. (9-0) Consent Agenda
Resolution No. RS2017-171

"BE IT RESOLVED by The Metropolitan Planning Commission that **2017SP-021-001 is Approved with conditions and disapproved without all conditions. (9-0)**

CONDITIONS

1. Uses within this SP shall be limited to a maximum of six (6) multi-family residential units.
2. Internal shared sidewalks shall be five feet (5') in width.
3. The final site plan shall add the following note to the internal private five-foot (5') north-south sidewalk on the west side of the site fronting Miller Street connecting to Evelyn Drive and Rose Street: five-foot (5') private sidewalk shall be maintained by the Homeowner's Association.
4. Provide a public pedestrian access easement for the sidewalk along Miller Street.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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. 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.

5. 2017SP-037-001

HICKORY TRAILS SP

Council District 08 (Nancy VanReece)

Staff Reviewer: Patrick Napier

A request to rezone from RS20 to SP-R zoning on property located at 630 Old Hickory Boulevard, at the northeast corner of Old Hickory Boulevard and North Marthona Road (0.96 acres), to permit up to 13 residential units, requested by ASE Consulting, LLC, applicant; Craft Properties, LLC, owner.

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

APPLICANT REQUEST

Preliminary SP to permit 13 residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS20) to Specific Plan-Residential (SP-R) zoning on property located at 630 Old Hickory Boulevard, at the northeast corner of Old Hickory Boulevard and North Marthona Road (0.96 acres), to permit up to 13 residential units.

Existing Zoning

Single Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *RS20 would permit a maximum of 2 units based on acreage only.*

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

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

This request provides the potential for infill development which often does not require large capital expenses for infrastructure improvements. This SP will provide sidewalks which meet the local road and Major and Collector Street Plan Standards. These sidewalks will allow for access to public transportation as well as a safe path of travel for pedestrians. Old Hickory Boulevard is located on an existing MTA bus route which provides an alternative method of transportation.

MADISON COMMUNITY PLAN

T3 Suburban Residential Corridor (T3 RC) is intended to preserve, enhance and create suburban residential corridors. T3 RC areas are located along prominent arterial-boulevard or collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T3 RC areas provide high access management and are served by moderately connected street networks, sidewalks, and existing or planned mass transit.

Consistent with Policy?

Yes. The rezoning to SP-R is consistent with the policy and is appropriate given the site's location in a suburban area. The T3 RC policy is a residential policy intended to enhance suburban corridors by providing a range of housing choices that are compatible with the general character of suburban residential neighborhoods. This policy is intended to accommodate all modes of transportation in an efficient manner. The proposed SP achieves this intention of the policy by providing access from a local street at the rear of the site, and providing the required sidewalks and bike lane. Additionally, the rezoning would meet the goals of the policy by placing increased density in close proximity to alternative methods of transportation such as the MTA route located on Old Hickory Boulevard.

PLAN DETAILS

The site is located at 630 Old Hickory Boulevard and currently contains one single-family home on 0.96 acres. Old Hickory Boulevard is designated as an arterial Boulevard by Major and Collector Street Plan.

The proposed SP includes 12 attached and 1 detached residential dwelling units. Two structures will contain six units each: one building will have units fronting North Marthona Drive and the interior courtyard; and the second building will front the interior courtyard. A single unit will front Old Hickory Boulevard.

A single point of access will be provided from North Marthona Road. Parking will be provided through a surface parking lot at the rear of the site. A sidewalk will be installed along North Marthona Road which exceeds the standards for a local street, a 4 foot wide grass strip and a 6 foot wide sidewalk. A sidewalk, grass strip, and bike lane which meet the standards of the Major and Collector Street plan will be installed along the Old Hickory Boulevard frontage. The standards for these improvements include a 6 foot bike lane, 8 foot wide grass strip, and a 6 foot wide sidewalk. The site plan indicates all interior sidewalks will be 5 feet wide. These sidewalks will provide a safe path of travel for pedestrians to the surface parking in the rear and the sidewalk fronting Old Hickory Boulevard.

The site plan indicates a retaining wall will be located along east and north property lines. The wall will have a maximum height of 12 ft. and will gradually lower in height from the east towards the rear of the site and along the north property line. Landscape screening will be provided along the north property line to provide an appropriate transition to the single family dwelling to the north.

The proposed residential units shall have a maximum height limitation of 3 stories in 35 feet.

ANALYSIS

The proposed site plan is consistent with the T3 Suburban Residential Corridor policy and supports three critical planning goals. This infill development will provide an additional housing choice within the neighborhood. Architectural elevations, shown below, have been provided with the preliminary site plan, which illustrate exactly how the façades along North Marthona and Old Hickory Boulevard will address the street. These elevations indicate raised foundations, primary entrances along North Marthona and Old Hickory Boulevard, and glazing which exceeds 25 percent of the total façade for each frontage. These design principles along with the moderate setback from Old Hickory Boulevard will create a defined edge for the residential corridor framing Old Hickory Boulevard. Staff recommends approval as the bulk, massing, and setback of the multi-family structures will create the beginning of a defined edge along the corridor meeting the intent of the T3 RC policy.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

WATER SERVICES

Approve with conditions

- Approved as a Preliminary SP only. Public sewer construction plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval. Water provided by Madison Suburban Utility District, please contact them for information related to water service.

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 indicating recycling container in the dumpster enclosure.

TRAFFIC AND PARKING RECOMMENDATION

Approve

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.96	2.17	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.96	-	13 U	87	7	9

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+11 U	+67	+5	+6

METRO SCHOOL BOARD REPORT

**Projected student generation existing RS20 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 RS20 zoning district. Students would attend Stratton Elementary, Madison Middle School and Hunters Lane School. All schools have capacity for additional students. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

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

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses in the SP shall be limited to a maximum of 13 multi-family residential units.
2. Multi-family parking requirements of the Metro Zoning Code must be met with the submittal of the final site plan.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions. (9-0) Consent Agenda

Resolution No. RS2017-172

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017SP-037-001 is Approved with conditions and disapproved without all conditions. (9-0)

CONDITIONS

1. Uses in the SP shall be limited to a maximum of 13 multi-family residential units.
2. Multi-family parking requirements of the Metro Zoning Code must be met with the submittal of the final site plan.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

- 6. 2017SP-038-001**
1339 SOUTH DICKERSON PIKE SP
Council District 03 (Brenda Haywood)
Staff Reviewer: Gene Burse

A request to rezone from CS to SP-MU zoning on property located at 1339 Dickerson Pike, at the corner of Dickerson Pike and Old Dickerson Pike (4.93 acres), to permit 10,800 square feet of bus service/repair and 6,000 square feet of office, requested by Dale & Associates, applicant; Robert Warner, owner.

Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-038-001 to the June 8, 2017, Planning Commission Meeting. (9-0)

- 7. 2015S-165-001**
2044 STRAIGHTWAY
Council District 06 (Brett Withers)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create one lot on property located at Straightway Avenue (unnumbered), approximately 210 feet west of Porter Road, zoned R6 (0.145 acres), requested by Dale and Associates, applicant; D222, LLC, owner.

Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015S-165-001 to the June 8, 2017, Planning Commission Meeting. (9-0)

- 8. 2017S-068-001**
CROLYWOOD SUBDIVISION BLOCK K LOT 6
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create two lots on property located at 426 Croley Drive, at the corner of O'Brien Avenue and Croley Drive, zoned R8 (0.41 acres), requested by Cherry Land Surveying, applicant; Lightfoot Graham Development, owner.

Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017S-068-001 to the June 8, 2017, Planning Commission Meeting. (9-0)

- 9. 2017S-082-001**
RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT SHOWING
THE DIVISION OF THE JOHN B. COWDEN PROPERTY
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Gene Burse

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 R6 (0.91 acres), requested by Clint T. Elliott Surveying, applicant; James and Jessica McCoy, owners.

Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017S-082-001 to the June 8, 2017, Planning Commission Meeting. (9-0)

10. 2017S-111-001

H.G. MCNABB SUBDIVISION RESUB OF RESERVED TRACT

Council District 16 (Mike Freeman)

Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots and to remove the reserve parcel status on property located at 522 Radnor Street, approximately 185 feet east of Louise Drive, zoned RS7.5 (0.42 acres), requested by James Terry & Associates, applicant; Larry Everett, owner.

Staff Recommendation: Defer to the June 8, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017S-111-001 to the June 8, 2017, Planning Commission Meeting. (9-0)

11. 2017Z-050PR-001

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Patrick Napier

A request to rezone from CS and R6 to RM15 zoning on property located at 622 Croley Drive, west of the terminus of Deal Avenue (2.64 acres), requested by Dale and Associates, applicant; Michaels Real Estate, LLC, owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change from R6 and CS to RM15.

Zone Change

A request to rezone from Commercial Service (CS) and One and Two-Family Residential (R6) to Multi-Family Residential (RM15) zoning on property located at 622 Croley Drive, west of the terminus of Deal Avenue (2.64 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. *R6 would permit a maximum of 16 lots with 4 duplex lots for a total of 20 units, based on acreage only. Total number of lots may vary based on application of the Subdivision Regulations.*

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

Proposed Zoning

Multi-Family Residential (RM15) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre. *RM15 would permit a maximum of 39 units.*

WEST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

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?

No. The proposed zoning, RM15, would not achieve the goals of either policy. Although some change and more intense redevelopment may be appropriate at this location, the RM15 zoning does not contain appropriate bulk or design standards to achieve the stated goals of the T4 NM and NC policies. Additionally, the site has access on both Croley Drive and Nall Avenue. A design-based zoning is more appropriate to ensure coordinated circulation and access and to ensure appropriate transitions to surrounding land uses.

ANALYSIS

The current use on the site is a mobile home park and the adjacent uses are a mixture of single-family, commercial, and multi-family uses. A park is located near the property to the east. The closest transit stop to this site is located 1.4 miles away along Charlotte Avenue. This site contains frontages on two local streets, Croley Drive and Nall Avenue. These streets provide a vehicular connection to Robertson Avenue yet both lack sidewalks and bike lanes.

The property contains Neighborhood Center policy along Croley Drive and Neighborhood Maintenance policy along a majority of the property and fronting on Nall Avenue. A design based zoning would allow for coordination between the two policies and would ensure that the plan met the goals of both policies. The property is surrounded by a mixture of land uses primarily within Neighborhood Maintenance policy areas. Careful consideration must be given to transitions to existing lot patterns, which can be achieved with a design based zoning.

Additionally, given the unique access challenges presented by the site, a design based zone district would provide the necessary tools to coordinate access in an east/west direction through the site. Without a design based zone district, there is no assurance of public street connections being created resulting in a disconnected and disjointed street network.

The requested RM15 zoning would not ensure that policy goals are met, would not require coordinated public access, and would not ensure appropriate transitions; therefore, staff recommends disapproval of the request. A design based zoning may be appropriate if policy goals are met.

FIRE DEPARTMENT RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

WATER SERVICES

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.79	0.6	20,647 SF	921	24	72

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	1.85	7.26 D	16 U	154	12	17

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM15**

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)	2.64		39 U	360	23	40

Traffic changes between maximum: CS, R6 and RM15

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-715	-13	-49

METRO SCHOOL BOARD REPORT

**Projected student generation existing CS, R6 district: 2 Elementary 1 Middle 1 High
 Projected student generation proposed RM15 district: 7 Elementary 3 Middle 3 High**

The proposed RM15 zoning district would generate nine additional students than what is typically generated under the existing CS and R6 zoning districts. Students would attend Cockrill Elementary, McKissack Middle School, and Pearl-Cohn High School. None of the schools has been identified as being over capacity. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

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

Mr. Napier presented the staff recommendation of disapproval.

Roy Dale, 516 Heather Place, spoke in favor of the application as it is consistent with land use policy.

Mr. Adkins closed the Public Hearing.

Ms. Farr expressed hesitation to approve a proposal for 39 units that does not indicate any attention to affordable or workforce housing. She also agreed with staff that having a little more control is not a bad thing.

Mr. Tibbs spoke in opposition to the application.

Dr. Sims spoke in opposition to the application.

Councilmember Allen stated that it would have been helpful to hear from the council lady.

Ms. Blackshear spoke in opposition to the application.

Mr. Gobbell spoke in opposition to the application.

Ms. Farr moved and Ms. Hagan-Dier seconded the motion to disapprove. (9-0)

Disapproved. (9-0)

Resolution No. RS2017-173

“BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-050PR-001 is Disapproved. (9-0)

12. 2017SP-033-001

DONELSON STATION

Council District 15 (Jeff Syracuse)
Staff Reviewer: Shawn Shepard

A request to rezone from CL and RS10 to SP-MU zoning on property located at 119, 121, 125 and 135 Donelson Pike, east of the terminus of Bluefield Avenue (6.39 acres), to permit up to 208 residential units and commercial space, requested by Ragan-Smith and Associates, applicant; Harold Deal, Donelson-Hermitage Chamber of Commerce, Pratap and Bharati Kakkad and Rondol and Mary Oakley, owners.

Staff Recommendation: Defer to the June 8, 2017, Planning Commission.

The Metropolitan Planning Commission deferred 2017SP-038-001 to the June 8, 2017, Planning Commission Meeting. (9-0)

13. 2017SP-041-001

AUTUMN RIDGE RURAL HILL SP

Council District 32 (Jacobia Dowell)
Staff Reviewer: Shawn Shepard

A request to rezone from RM9 and RM20 to SP-R zoning for various properties along Rural Hill Road, east of Mt. View Road, (6.3 acres), to permit up to 72 units, requested by Councilmember Jacobia Dowell, applicant; Ashraf W. Mannan and Mecheal A. Faltas, owners.

Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-041-001 to the June 8, 2017, Planning Commission Meeting. (9-0)

14. 2017SP-042-001

100 FERN AVENUE SP

Council District 02 (DeCosta Hastings)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to SP-R zoning for property located at 100 Fern Avenue, approximately 355 feet west of Brick Church Pike (0.22 acres), to permit up to two units with appropriate design standards, requested by Councilmember DeCosta Hastings, applicant; Heithcock Construction, LLC, owner.

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

APPLICANT REQUEST

Rezone from RS5 to SP-R to permit two residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Residential (SP-R) zoning for property located at 100 Fern Avenue, approximately 355 feet west of Brick Church Pike (0.22 acres), to permit up to two units with appropriate design standards.

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

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.

CRITICAL PLANNING GOALS

- Supports Infill Development

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.

BORDEAUX-WHITES CREEK 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.

Proposed Regulatory SP Start

100 Fern Avenue Specific Plan (SP)

Development Summary		Site Data Table	
SP Name	100 Fern Avenue Specific Plan	Site Data	0.22 acres
SP Number	2017SP-042-001	Existing Zoning	RS5
Council District	Hastings	Proposed Zoning	SP-R
Map & Parcel	Map 071-14; Parcel 403	Allowable Land Uses	Two residential dwelling units

Specific Plan (SP) Standards

1. Uses within this SP shall be limited to a single-family dwelling unit or one two-family residential dwelling unit.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R6 zoning district as of the date of the applicable request or application.
3. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Only one curb cut is permitted along the Fern Avenue frontage.
5. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
6. EIFS, vinyl siding and untreated wood shall be prohibited.
7. A raised foundation of 18”-36” is required for all residential structures where they orient a public street.
8. Porches shall provide a minimum of six feet of depth.
9. A 4’ grass planting strip and 5’ sidewalk shall be installed along the Fern Avenue frontage prior to the issuance of any use & occupancy permits.
10. Front-loaded garages shall be recessed a minimum of 5’ from the front façade of the structure. For purposes of this condition, the front porch may count for the front façade.
11. 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

Conservation (CO) is intended to preserve environmentally sensitive land within 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.

Consistent with Policy?

The proposed SP is consistent with Neighborhood Evolving 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 two residential units located near an existing MTA bus route along Brick Church Pike, which provides an alternative method of transportation for future residents. Sidewalks will be required with the redevelopment of this site. A small area of Conservation policy is located towards the back of the site and is associated with steep slopes.

ANALYSIS

The site is located on the south side of Fern Avenue, west of Brick Church Pike. The 0.22-acre parcel is currently vacant. Surrounding land uses to the east near Interstate 65 are more intense and include a mix of residential, commercial, and industrial. A multi-family development, located directly east of the site, is zoned MUG-A. However, land uses to the west along Fern Avenue are primarily single and two-family residential. The proposed SP will serve as a transition from the MUG-A zoned property to the less intense residentially zoned properties located to the west of the site.

The SP proposes two residential dwelling units. 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. Front-loaded garages shall be recessed a minimum of 5 feet from the front façade of the residential structure, and only one curb cut is permitted along the Fern Avenue frontage. A five-foot sidewalk and four-foot planting strip, consistent with Metro Public Works standards for a local road, shall be provided along the Fern Avenue frontage prior to the issuance of any use and occupancy permits.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- TIS may be required with redevelopment.

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: **SP-R**

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

*Based on two-family lots

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
-	-	-	+1 U	+10	+1	+1

SCHOOL BOARD REPORT

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

The proposed SP-R zoning district will generate no additional students beyond what would be generated under the existing RS5 zoning district. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

1. Will this project include any affordable or workforce housing units? The project will not include affordable or workforce housing.
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 structures have been demolished in the last 12 months.

STAFF RECOMMENDATION

Staff recommends approval as the requested zone change is consistent with the T4 Urban Neighborhood Evolving land use policy.

CONDITIONS

1. Uses within this SP shall be limited to a single-family dwelling unit or one two-family residential dwelling unit.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R6 zoning district as of the date of the applicable request or application.
3. Only one curb cut is permitted along the Fern Avenue frontage. Vehicular access shall be limited to a driveway a maximum of 16 feet wide.
4. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
5. EIFS, vinyl siding and untreated wood shall be prohibited.
6. A raised foundation of 18"-36" is required for all residential structures that orient to a public street.
7. Porches shall provide a minimum of six feet of depth.
8. A 4 foot grass planting strip and 5 foot sidewalk shall be installed along the Fern Avenue frontage prior to the issuance of any use & occupancy permits.
9. Front-loaded garages shall be recessed a minimum of 5 feet from the front façade of the structure. For purposes of this condition, the front porch may count for the front façade.
10. Building height shall be limited to a maximum of three stories.
11. The final site plan/building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
12. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
13. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
14. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions. (9-0) Consent Agenda

Resolution No. RS2017-177

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017SP-042-001 is Approved with conditions and disapproved without all conditions. (9-0)

CONDITIONS

1. Uses within this SP shall be limited to a single-family dwelling unit or one two-family residential dwelling unit.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R6 zoning district as of the date of the applicable request or application.
3. Only one curb cut is permitted along the Fern Avenue frontage. Vehicular access shall be limited to a driveway a maximum of 16 feet wide.

4. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
5. EIFS, vinyl siding and untreated wood shall be prohibited.
6. A raised foundation of 18"-36" is required for all residential structures that orient to a public street.
7. Porches shall provide a minimum of six feet of depth.
8. A 4 foot grass planting strip and 5 foot sidewalk shall be installed along the Fern Avenue frontage prior to the issuance of any use & occupancy permits.
9. Front-loaded garages shall be recessed a minimum of 5 feet from the front façade of the structure. For purposes of this condition, the front porch may count for the front façade.
10. Building height shall be limited to a maximum of three stories.
11. The final site plan/building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
12. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
13. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
14. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

15a. 2017SP-043-001

HIGHWAY 70 SP

Council District 22 (Sheri Weiner)

Staff Reviewer: Patrick Napier

A request to rezone from RM20 to SP-R zoning for properties located at 7447, 7483, 7487, and 7501 Highway 70 S, approximately 465 feet east of Sawyer Brown Road (4.47 acres), to permit up to 80 multi-family units with appropriate design standards, requested by Councilmember Sheri Weiner, applicant; various property owners. (See associated case # 94P-025-003)

Staff Recommendation: Defer to the June 22, 2017 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-043-001 to the June 22, 2017, Planning Commission Meeting. (9-0)

15b. 2017SP-044-001

SAWYER BROWN SP

Council District 22 (Sheri Weiner)

Staff Reviewer: Patrick Napier

A request to rezone from ON to SP-MU zoning for properties located at 7505, 7513, and 7527 Highway 70 S, at the southeast corner of Highway 70 S and Sawyer Brown Road, (3.57 acres), to permit general office, medical office and personal instruction uses, requested by Councilmember Sheri Weiner, applicant; various property owners. (See associated case # 94P-025-003)

Staff Recommendation: Defer to the June 22, 2017 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-044-001 to the June 22, 2017, Planning Commission Meeting. (9-0)

15c. 94P-025-003

BELLEVUE COMMERCIAL PUD (CANCEL)

Council District 22 (Sheri Weiner)

Staff Reviewer: Patrick Napier

A request to cancel the Bellevue Commercial Planned Unit Development Overlay District for properties located at 7477, 7483, 7487, 7501, 7505, 7513, and 7527 Highway 70 S, at the southeast corner of Sawyer Brown Road and Highway 70 S, zoned ON and RM20 (8.04 acres), requested by Councilmember Sheri Weiner, applicant; various property owners. (See associated case # 2017SP-043-001 and 2017SP-044-001)

Staff Recommendation: Defer to the June 22, 2017 Planning Commission meeting.

The Metropolitan Planning Commission deferred 94P-023-003 to the June 22, 2017, Planning Commission Meeting. (9-0)

16. 2017SP-046-001

BASHAW VILLAGE

Council District 08 (Nancy VanReece)

Staff Reviewer: Shawn Shepard

A request to rezone from SP-R and RS10 to SP-R zoning for properties located at 704, 708 and 710 Due West Avenue North, across from Old Due West Avenue, (1.24 acres), to permit 28 residential units, requested by Development Management Group, applicant; Bashaw Village, LLC, owner.

Staff Recommendation: Defer to the June 22, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-046-001 to the June 22, 2017, Planning Commission Meeting. (9-0)

17. 53-84P-004

ROSE MONTE PHASE 4

Council District 04 (Robert Swope)

Staff Reviewer: Gene Burse

A request to revise the preliminary plan and for final site plan approval on a portion of property located at Zermatt Avenue (unnumbered), approximately 85 feet northwest of Swiss Avenue, RM15 (3.07 acres), to permit 57 residential units, requested by Wamble and Associates, applicant; Lofts RM Holdings, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise preliminary plan and approve final site plan for Rose Monte Phase 4.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District located at Zermatt Avenue, approximately 85 feet northwest of Swiss Avenue, zoned Multi-Family Residential (RM15) (3.07 acres), to permit 57 residential units.

Existing Zoning

Multi-Family Residential (RM15) zoning is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre. RM15 would permit a maximum of 46 units.

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

HISTORY

Metro Council approved the original Hickory Heights Villas preliminary PUD plan in 1985 for 1,464 total residential units. The Planning Commission approved a revision to the PUD plan in 2006, to permit 211 townhomes and 90 condominiums on this portion and another portion of the plan. The PUD was revised again in 2014 to permit 229 multi-family units and to permit mass grading for Phases Three through Five. The 2014 approval permitted 97 units for Phase Four. The current request does not change the number of units on this portion of the PUD.

SITE PLAN

The site is currently a vacant lot along Zermatt Avenue north of the intersection of Zermatt Avenue and Swiss Avenue. This request is to modify the current boundary of Phase Four and to permit 57 residential units. The Rose Monte Phase Four development will include 22 townhome units and a three/four-story split 35 unit multi-family building. Most of the units including the multi-family building will front along the internal drives of Steffisburg Drive (private drive) and Lucerne Drive (private drive). Seven of the townhome units will front along Zermatt Avenue, a public street.

ANALYSIS

The proposed residential layout is consistent with the previously approved preliminary plan for this portion of the PUD, Phase Four. The applicant is not proposing to increase the number of units within the overall PUD nor within Phase Four. This proposal does not alter the basic development concept established by the approved PUD plan. This request is considered a revision (minor modification) under the Zoning Code and does not require Council approval. Section 17.40.120.G permits the Planning Commission to approve minor modifications under certain conditions. Staff finds that the request is consistent with the requirements of Section 17.40.120.G, provided below for review.

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

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

- l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

- AWC with 2 means of ingress/egress. Not clear on plans. 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 with conditions

- Provide adequate sight distance at Lucerne Drive and Zermatt Avenue.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Comply with Fire Department conditions and Traffic and Parking conditions.
2. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the traffic Engineering Section of the Metropolitan Department of Public Works.
3. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve signs.

Approved with conditions. (9-0) Consent Agenda

Resolution No. RS2017-175

"BE IT RESOLVED by The Metropolitan Planning Commission that **53-84P-004 is Approved with conditions. (9-0)**

CONDITIONS

1. Comply with Fire Department conditions and Traffic and Parking conditions.
2. Prior to the issuance of any permits, confirmation of final approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services and the traffic Engineering Section of the Metropolitan Department of Public Works.
3. This approval does not include any signs. Business accessory or development signs in commercial or industrial planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metropolitan Council directs the Metropolitan Planning Commission to approve signs.

18a. 68-85P-001
CUMBERLAND TERRACE PUD (CANCEL)
Council District 02 (DeCosta Hastings)
Staff Reviewer: Gene Burse

A request to cancel a Planned Unit Development located at 2516 Buena Vista Pike and Buena Vista Pike (unnumbered) and W Trinity Lane (unnumbered), south of the terminus of Tucker Road (15.85 acres), zoned R8, requested by Littlejohn Engineering, applicant; James & Dorothy Morris and Civil Constructors, Inc., owners. (See associated case # 2017SP-047-001)

Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.

The Metropolitan Planning Commission deferred 68-85P-001 to the June 8, 2017, Planning Commission Meeting. (9-0)

18b. 2017SP-047-001
BUENA VISTA DOWNS SP
Council District 02 (DeCosta Hastings)
Staff Reviewer: Gene Burse

A request to rezone from R8 to SP-R zoning for properties located at Buena Vista Pike (unnumbered) and part of property located at 2516 Buena Vista Pike, opposite of Tucker Road, (13.35 acres), to permit a multi-family development with a maximum of 216 residential units, requested by Littlejohn Engineering, applicant; James & Dorothy Morris and Civil Constructors, Inc., owners. (See associated case # 68-85P-001)

Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-047-001 to the June 8, 2017, Planning Commission Meeting. (9-0)

19. 2017Z-055PR-001
Council District 33 (Sam Coleman)
Staff Reviewer: Shawn Shepard

A request to rezone from AR2a to RS40 zoning on property located at 5994 Mount View Road, approximately 40 feet southwest of Cottage View Lane (1.46 acres), requested by Normandy Partners II, G.P., applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST
Zone change from AR2a to RS40.

Zone Change

A request to rezone from Agricultural/Residential (AR2a) to Single-Family Residential (RS40) zoning on property located at 5994 Mount View Road, approximately 40 feet southwest of Cottage View Lane (1.46 acres).

Existing Zoning

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

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 one unit.*

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.

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

Consistent with Policy?

The existing zoning, AR2a, would permit residential development. However, the existing zoning also allows for a variety of nonresidential uses generally found in rural areas which would be inconsistent with the primarily residential nature of T3 NE policy areas. The proposed zoning, RS40 allows for one single-family dwelling and is more consistent with the intent of the policy, which is to create and enhance suburban residential neighborhoods.

ANALYSIS

The site consists of 1.46 acres bisected by a stream and associated buffers. There are existing single-family dwellings located to the west and a single-family residential subdivision located to the east and south of the property. The requested zoning, RS40, will allow for one single-family residential dwelling, consistent with the existing land use pattern in the area and with the goals of the policy.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

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

STAFF RECOMMENDATION

Staff recommends approval as the request is consistent with the T3 Neighborhood Evolving policy.

Approved. (9-0) Consent Agenda

Resolution No. RS2017-176

“BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-055PR-001 is Approve. (9-0

20. 2017Z-056PR-001

Council District 28 (Tanaka Vercher)
Staff Reviewer: Latisha Birkeland

A request to apply a Contextual Overlay District for various properties located south of Reeves Road, zoned AR2a, R8 and RS7.5 (27.96 acres), requested by Councilmember Tanaka Vercher, applicant; various property owners.

Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017Z-056PR-001 to the June 8, 2017, Planning Commission Meeting. (9-0)

21. 2017Z-060PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to RM20-A zoning for properties located at 115, 117, and 119 Elmhurst Avenue, approximately 125 feet south of Lucile Street (0.72 acres), requested by Ethan Shepherd Nicodemus, applicant; M. L. Barrett Limited Partnership, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS5 to RM20-A

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential-Alternative (RM20-A) zoning for properties located at 115, 117, and 119 Elmhurst Avenue, approximately 125 feet south of Lucile Street (0.72 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 6 lots, based on the acreage only. However, application of the Subdivision Regulations may result in fewer units on these properties.*

Proposed Zoning

Multi-Family Residential-Alternative (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 14 units.*

EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed rezoning is consistent with the T4 Urban Neighborhood Evolving policy in this location as it allows for additional residential density near Fern Avenue and Dickerson Pike, which are designated by the Major and Collector Street Plan as a collector-avenue and arterial-boulevard, respectively. Rezoning to RM20-A will provide additional housing options for the area, and the alternative designation will ensure a design that is consistent with the policy. This rezoning request is consistent with other nearby RM20-A zoned properties along Fern Avenue that are also in T4 Urban Neighborhood Evolving policy.

ANALYSIS

The properties are located on the west side of Elmhurst Avenue, south of Lucile Street and north of Fern Avenue. The parcels contain residential structures that front Elmhurst Avenue. The existing land use pattern along the block is residential; however, the existing land use pattern to the east along Dickerson Pike is a mix of commercial, industrial, and residential. Multi-family residential development at this site will provide an added mixture of housing types in close proximity to higher-density development. The site is also located near an existing MTA bus route on

Dickerson Pike. The surrounding street network and public transportation service allows for improved pedestrian, bicycle and vehicular connectivity. Sidewalks, which meet the local street standards, will be required with the redevelopment of these lots.

FIRE MARSHAL RECOMMENDATION
N/A

PUBLIC WORKS RECOMMENDATION
N/A

TRAFFIC AND PARKING RECOMMENDATION
Approved with conditions

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

Maximum Uses in Existing Zoning District: **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)	0.72	8.7 D	3 U	29	3	4

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.72	-	14 U	94	8	9

Traffic changes between maximum: **RS5 and RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+11 U	+65	+5	+5

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 1 Elementary 1 Middle 1 High
Projected student generation proposed RM20-A district: 2 Elementary 2 Middle 1 High

The proposed RM20-A zoning district will generate 2 additional students beyond what would be generated under the existing RS5 zoning. Students would attend Schwab 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? I'm not sure yet.
2. If so, how many and what is the percentage of the entire development? I believe there would be 1 of 12.
3. How will you enforce the affordability requirements? I'm not sure.
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 at this location given the site's proximity to Dickerson and the zoning of adjacent properties.

Approved. (9-0) Consent Agenda

Resolution No. RS2017-177

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-060PR-001 is Approved. (9-0)

22. 2016SP-062-001

EARHART SUBDIVISION SP

Council District 12 (Steve Glover)

Staff Reviewer: Patrick Napier

A request to rezone from RS15 to SP-R zoning for property located at Earhart Road (unnumbered), approximately 1,000 feet south of John Hagar Road, (69.76 acres), to permit up to 180 units, requested by T-Square Engineering, Inc., applicant; KDS Investments GP, owner.

Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016SP-062-001 to the June 8, 2017, Planning Commission Meeting. (9-0)

H: OTHER BUSINESS

23. Historic Zoning Commission Report

23. Board of Parks and Recreation Report

25. Executive Committee Report

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

Approved. (9-0) Consent Agenda

Resolution No. RS2017-178

"BE IT RESOLVED by The Metropolitan Planning Commission that has Approved the Director's Report and Administrative Items. (9-0)

27. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

June 22, 2017

MPC Meeting

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

July 13, 2017

MPC Meeting

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

July 27, 2017

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 5:32 p.m.

Chairman

Secretary



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

Date: May 25, 2017
 To: Metropolitan Nashville-Davidson County Planning Commissioners
 From: Doug Sloan, Executive Director
 Re: Executive Director’s Report

The following items are provided for your information.

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

1. Planning Commission Meeting
 - a. Attending: Sims; Farr; Allen; Adkins; Hagan-Dier; Gobbell; Haynes; Blackshear
 - b. Leaving Early:
 - c. Not Attending:
2. Legal Representation – Macy Amos will be attending.

Administrative Approved Items and

Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 5/15/2017**.

<u>APPROVALS</u>	# of Applics	# of Applics '17
Specific Plans	1	17
PUDs	0	2
UDOs	0	5

Subdivisions	4	52
Mandatory Referrals	5	84
Grand Total	10	160

SPECIFIC PLANS (finals only): MPC Approval

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

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)

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

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

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

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

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
10/7/2016 10:00	5/15/2017 0:00 PLAPADMIN	2005P-030-008	RAVENWOOD PHASE 2	A request for final site plan approval for a portion of a Planned Unit Development Overlay District on property located at Stones River Road (unnumbered), southwest of the terminus of Stone Hall Boulevard, zoned RM6 (30.51 acres), to permit 115 lots, requested by Civil Site Design Group, applicant; Ravenwood Country Club, LLC, owner.	14 (Kevin Rhoten)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination	Case #	Project	Project Caption	Council District (CM)

				Name		Name)
4/20/2017 8:12	5/4/2017 0:00	PLRECAPP	2017M-001AG- 001	OLD GLENROSE AVENUE HIGHWAY-RAIL GRADE CROSSING IMPROVEMENT AGREEMENT (#349-216Y)	A request for a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation and the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Public Works, for the reimbursement of railroad crossing safety improvements at Old Glenrose Avenue (0B680), Railroad Crossing #349-216Y, Fed No. HSIP-R00S(310), State No. 19960-2550-94; PIN 123193.00, requested by Metro Public Works, applicant.	16 (Mike Freeman)
4/20/2017 8:29	5/4/2017 0:00	PLRECAPP	2017M-002AG- 001	NESBITT LANE HIGHWAY-RAIL GRADE CROSSING IMPROVEMENT AGREEMENT (#350-163Y)	A request for a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation and The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Public Works, for the reimbursement of railroad crossing safety improvements at Nesbitt Lane (0A433), Railroad Crossing #350-163Y, Fed No. HSIP-R00S(312), State No. 19960-2551-94; PIN 123207.00, requested by Metro Public Works, applicant.	08 (Nancy VanReece)
4/20/2017 8:50	5/4/2017 0:00	PLRECAPP	2017M-003AG- 001	SADLER AVENUE HIGHWAY-RAIL GRADE CROSSING IMPROVEMENT AGREEMENT (#340980Y)	A request for a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation and The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Public Works, for the reimbursement of railroad crossing safety improvements at Sadler Avenue (0F548), Railroad Crossing #340980Y, Fed No. HSIP-R00S(317), State No. 19960-2553-94; PIN 123236.00, requested by Metro Public Works, applicant.	17 (Colby Sledge)
4/20/2017 9:05	5/4/2017 0:00	PLRECAPP	2017M-004AG- 001	POST ROAD HIGHWAY-RAIL GRADE CROSSING IMPROVEMENT AGREEMENT (#348-028F)	A request for a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation and The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Public Works, for the reimbursement of railroad crossing safety improvements at Post Road (0D016), Railroad Crossing #348-028F, Fed No. HSIP-R00S(315), State No. 19960-2552-94; PIN 123221.00, requested by Metro Public	23 (Mina Johnson)

					Works, applicant.	
4/20/2017 10:11	5/4/2017 0:00	PLRECAPPR	2017M-005AG- 001	14TH AVENUE NORTH HIGHWAY- RAIL GRADE CROSSING IMPROVEMENT AGREEMENT (#298468G)	A request for a resolution approving an intergovernmental agreement by and between the state of Tennessee, Department of Transportation and The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Public Works, for the reimbursement of railroad crossing safety improvements at 14th Avenue North (0E288), Railroad Crossing #298468G, Fed No. HSIP-R00S(318), State No. 19960-2554-94; PIN 123247.00, requested by Metro Public Works, applicant.	19 (Freddie O'Connell)
4/20/2017 10:42	5/4/2017 0:00	PLRECAPPR	2017M-006AG- 001	BAKERS STATION ROAD HIGHWAY- RAIL GRADE CROSSING IMPROVEMENT AGREEMENT (#348108Y)	A request for a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation and The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Public Works, for the reimbursement of railroad crossing safety improvements at Bakers Station Road (OD454), Railroad Crossing #348108Y, Fed No. HSIP-R00S(357), State No. 19960-2556-94; PIN 123442.00, requested by Metro Public Works, applicant.	03 (Brenda Haywood)
4/20/2017 11:52	5/4/2017 0:00	PLRECAPPR	2017M-042ES- 001	LITTON AVENUE SIDEWALK IMPROVEMENT PROJECT	A request for Temporary Construction and Drainage Easements for the Litton Avenue Sidewalk Improvement Project, between Rock City Street and Branch Street (Project No. 2016-R-002), requested by Metro Public Works and Civic Engineering, applicants.	07 (Anthony Davis)
4/25/2017 9:47	5/4/2017 0:00	PLRECAPPR	2017M-020EN- 001	THISTLE FARMS AT 5122 CHARLOTTE AVENUE AERIAL ENCROACHMENT	A request for an aerial encroachment comprised of one (1) double faced, internally illuminated projecting sign, encroaching the public right-of-way on property located at 5122 Charlotte Avenue (Map 091-15 Parcel 147), existing projecting sign to be removed, requested by Sideshow Sign Company, applicant.	24 (Kathleen Murphy)
4/25/2017 11:18	5/4/2017 0:00	PLRECAPPR	2017M-014AB- 001	WEDGEWOOD AVENUE ROW ABANDONMENT	A request for the abandonment of a portion of the Wedgewood Avenue right-of-way, south side of existing roadway, west of Rains Avenue, in front of the Wedgewood Townhomes, (Map 105-11-4 E Parcel 900) (see map for details), utility easement to be retained, requested by Metro Public Works and Baker Donelson, applicants.	17 (Colby Sledge)

4/13/2017 9:41	5/15/2017 0:00	PLRECAPPR	2017M-031PR- 001	MNPS PROPERTY ACQUISITION MAP 092-08 PARCELS 103-105	A request for a resolution authorizing the Director of Public Property, or his designee, to exercise an option to purchase a portion of real property (Map 092-08 Parcels 103, 104, 105) for the use and benefit of the Metropolitan Nashville Public Schools, requested by The Metro Department of Finance, applicant.	19 (Freddie O'Connell)
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INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval

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

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

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
11/29/2016 13:01	5/1/2017 0:00	PLRECAPPR	2017S-024-001	HAMILTON SUBDIVISION	A request for final plat approval to create two lots on property located at 543 Hamilton Avenue, approximately 500 feet east of Martin Street, zoned R6 (0.38 acres), requested by Duane Cuthbertson, applicant; Clarence & Sherry Millers, owners.	17 (Colby Sledge)
4/28/2016 0:00	5/3/2017 0:00	PLAPADMIN	2016S-112-001	Consolidation plat for Map 164, Parcels 73, 74, 77, 234 and 235	A request for final plat approval to consolidate five parcels into two lots for properties located at 5916 Mt. View Road, 3500, 3510 and 5916 Murfreesboro Pike and Murfreesboro Pike (unnumbered), at the southeast corner of Mt. View Road and Murfreesboro Pike, (11 acres), zoned CS and SCC and within the Murfreesboro Urban Design Overlay, requested by HFR Design, applicant for Stephen J. Kozy, owner.	33 (Sam Coleman)
11/10/2016 8:50	5/4/2017 0:00	PLAPADMIN	2017S-008-001	WILLIAM KING PROPERTY SUBDIVISION	A request for final plat approval to create one lot on property located at 2800 St. Edwards Avenue, approximately 1,270 feet northwest of Thompson Lane, zoned RS10 (0.41 acres), requested by S and A Surveying, applicant; William A. King,	16 (Mike Freeman)

					owner.	
3/2/2017 11:23	5/4/2017 0:00	PLAPADMIN	2017S-080-001	J.B. HAYNIE'S ORIENTAL SUBDIVISION CONSOLIDATION OF LOTS 15 AND 16	A request for final plat approval to consolidate two lots into one lot on properties located at 305 and 307 East Trinity Lane, approximately 390 feet west of Sultana Avenue, zoned CS (0.72 acres), requested by James Terry and Associates, applicant; John Blackwell, owner.	05 (Scott Davis)
9/14/2016 10:39	5/8/2017 0:00	PLAPADMIN	2016S-220-001	BURKITT VILLAGE PHASE 3	A request for final plat approval to create 27 lots on property located at Kirkwall Drive (unnumbered), approximately 935 feet northwest of Janefield Way, zoned SP-R (8.05 acres), requested by Anderson Delk Epps & Associates, Inc., applicant; Regent Homes, LLC, owner.	31 (Fabian Bedne)
1/26/2017 10:51	5/10/2017 0:00	PLAPADMIN	2017S-062-001	MAPLEWOOD	A request for final plat approval to shift lot lines on properties located at 288 and 292 Broadmoor Drive, at the southwest corner of Broadmoor Avenue and Ellington Parkway, zoned RS10 (16.82 acres), requested by Dale and Associates, applicant; Paro South, LLC, owner.	08 (Nancy VanReece)
9/14/2016 10:32	5/10/2017 0:00	PLAPADMIN	2016S-219-001	GENE SMITH PROPERTY	A request for final plat approval to create 14 lots on property located at Burkitt Road (unnumbered), east of the terminus of Tidmarsh Street, zoned SP-R (4.11 acres), requested by Anderson Delk Epps & Associates, Inc., applicant; Regent Homes, LLC, owner.	31 (Fabian Bedne)
10/27/2016 11:13	5/15/2017 0:00	PLAPADMIN	2016S-261-001	BELLE MEADE ANNEX SUBDIVISION	A request for final plat approval to create two lots on property located at 4212 Sneed Road, approximately 520 feet south of Hobbs Road, zoned RS20 (1.38 acres), requested by Fulmer Engineering, applicant; Tracy Marks, owner.	34 (Angie Henderson)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
5/3/17	Approved Replacement	2015B-010-003	JAMES BURNS, RESUB

Schedule

- A. Thursday, May 25, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- B. Thursday, June 8, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- C. Thursday, June 22, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- D. Thursday, July 13, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- E. Thursday, July 27, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- F. Thursday, August 10, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- G. Thursday, August 24, 2017- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**