



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT MINUTES**

**June 08, 2017**  
**4:00 pm Regular Meeting**

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

### **MISSION STATEMENT**

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

**Commissioners Present:**

Greg Adkins, Chair  
Jessica Farr, Vice Chair  
Jeff Haynes  
Brian Tibbs  
Dr. Pearl Sims  
Brenda Diaz  
Jennifer Hagan-Dier

**Staff Present:**

Bob Leeman, Deputy Director  
Carrie Logan, Assistant Director, Special Projects  
George Rooker, Special Projects Manager  
Kelly Adams, Admin Services Officer III  
Lucy Kempf, Planning Manager II  
Lisa Milligan, Planner III  
Latisha Birkeland, Planner II  
Abbie Rickoff, Planner II  
Shawn Shepard, Planner II  
Patrick Napier, Planner II  
Gene Burse, Planner I  
Emily Lamb, Legal  
Craig Owensby, Public Information Officer

## Notice to Public

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

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

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

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

### Writing to the Commission

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

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

### Speaking to the Commission

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

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

### Legal Notice

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



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

# MEETING AGENDA

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## **A: CALL TO ORDER**

The meeting was called to order at 4:06 p.m.

## **B: ADOPTION OF AGENDA**

Mr. Haynes moved and Ms. Hagan-Dier seconded the motion to adopt the agenda. (6-0)

## **C: APPROVAL OF MAY 25, 2017 MINUTES**

Ms. Farr moved and Ms. Hagan-Dier seconded the motion to approve the May 25, 2017 minutes. (6-0)

## **D: RECOGNITION OF COUNCILMEMBERS**

Councilmember Mina Johnson spoke in favor of Item 2.

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

1. **2016SP-004-001**  
SKY NASHVILLE SP
  
3. **2016SP-060-001**  
2021 12TH AVENUE NORTH - RESIDENTIAL SP
  
4. **2016SP-098-001**
  
5. **2017SP-005-001**  
THE LIVERY AT 5TH AND MONROE SP
  
6. **2017SP-033-001**  
DONELSON STATION SP
  
7. **2017SP-038-001**  
1339 SOUTH DICKERSON PIKE
  
8. **2017SP-041-001**  
AUTUMN RIDGE RURAL HILL SP
  
9. **2015S-165-001**  
2044 STRAIGHTWAY
  
10. **2017S-068-001**  
CROLYWOOD SUBDIVISION BLOCK K LOT 6
  
11. **2017S-082-001**  
RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT  
SHOWING THE DIVISION OF THE JOHN B. COWDEN PROPERTY
  
12. **2017S-111-001**  
H.G. MCNABB SUBDIVISION RESUB OF RESERVED TRACT

13. **103-79P-005**  
RIVERFONT SHOPPING CENTER
- 14a. **68-85P-001**  
PUD (CANCEL)
- 14b. **2017SP-047-001**  
BUENA VISTA DOWNS
15. **2017Z-037PR-001**
16. **2017Z-041PR-001**
17. **2017Z-056PR-001**
20. **2017SP-051-001**  
PRESERVE AT HIGHLAND RIDGE

Mr. Tibbs moved and Dr. Sims seconded the motion to approve the Deferred and Withdrawn Items. (6-0)

## **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.

18. **2017SP-048-001**  
THE SOMERSET
- 19a. **2017SP-050-001**  
ORLANDO AND BURGESS
- 19b. **143-74P-001**  
RICHLAND CREEK APARTMENTS
21. **1-74P-009**  
HICKORY HOLLOW MALL SECTION 2
23. **2017Z-058PR-001**
24. **2017Z-061PR-001**
25. **2017Z-062PR-001**
26. **201-69P-003**  
BLUE BEACON TRUCK WASH
30. **Accept the Director's Report and Approve Administrative Items**

Ms. Hagan-Dier moved and Ms. Farr seconded the motion to approve the Consent Agenda. (6-0)

## G: ITEMS TO BE CONSIDERED

### 1. 2016SP-004-001

#### SKY NASHVILLE SP

Council District 21 (Ed Kindall)

Staff Reviewer: Shawn Shepard

A request to rezone from R6 to SP-MR zoning for various properties located along 33rd Avenue North, 35th Avenue North, Trevor Street, and Delaware Avenue, south of Interstate 40 (4.75 acres), to permit a maximum of 123 multi-family residential units, requested by Dale & Associates, applicant; Hill 33, LLC, owner.

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

**The Metropolitan Planning Commission deferred 2016SP-004-001 to the June 22, 2017, Planning Commission Meeting. (6-0)**

### 2. 2016SP-027-001

#### BOOST COMMONS SP

Council District 23 (Mina Johnson)

Staff Reviewer: Latisha Birkeland

A request to rezone from R8 to SP-MU zoning for property located at 11 Vaughn's Gap Road, at the southwest corner of the intersection of Vaughn's Gap Road and Highway 100 (10.7 acres), to permit up to 54 multi-family residential units and a recreational center/personal care service facility, requested by Dale & Associates applicant; 11 Vaughns Gap RE LLC, owner.

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

#### APPLICANT REQUEST

**Zone change to permit 54 multi-family residential units and a recreational center/personal care service facility.**

#### Zone Change

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 11 Vaughn's Gap Road, at the southwest corner of the intersection of Vaughn's Gap Road and Highway 100 (10.7 acres), to permit up to 54 multi-family residential units and a recreational center/personal care service facility.

#### **Existing Zoning**

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 58 lots with 14 duplex lots for a total of 72 units. This is for the entire acreage, including where the existing facility is located. The total number of lots may be decreased based on application of the Subdivision Regulations. The proposed residential area occupies approximately 3.5 acres. Based upon the 3.5 acres, R8 zoning would permit a maximum of 19 lots with 4 duplex lots for a total of 23 units.*

#### **Proposed Zoning**

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to the existing recreational center/personal care service facility use.

#### **BELLEVUE 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, T5Center, 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 Maintenance (T3 NM) is intended to preserve the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low to moderate density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

### Consistent with Policy?

Yes. The proposed residential development is consistent with the Conservation policy and the T3 Suburban Neighborhood Maintenance policy. The existing recreation center/personal care service facility has been in place for over 20 years and is considered a legal non-conforming use. Given that recreation centers may be permitted within residential zoning districts and given that the use is not expanding, the policy supports the existing use. The Conservation area consists of two areas of steep slopes along the western portion of the site and adjacent to the existing recreational center. This site contains a stream buffer long the eastern portion the site, abutting the existing recreational center. The proposed development does not impact the stream buffer. The proposal is surrounded by exiting multi-family residential units along the western property line and northern property line. Some single-family residential units are located northwest of the site.

### **PLAN DETAILS**

The site is located at 11 Vaughns Gap Road and is approximately 10.7 acres in size. An existing recreation center/personal care service facility is located on the eastern portion of the site, and the remainder of the site is vacant.

### Site Plan

The plan proposes a 54-unit multi-family residential development within eight buildings on the vacant portion of the site. The proposed buildings will be 2.5 stories within 35 feet. The site slopes downward from the western property line. This proposed development preserves areas of 20% slope by placing the buildings in between the sloped areas. Open space is provided in the middle of the site. Most of the proposed units orient the open space, while some units orient to the new street.

One vehicular access to the site will be from the existing access on Vaughns Gap Road. Parking will be provided within unit garages and guest parking. The proposed plan meets Metro Zoning Code requirements for parking.

Internal sidewalks are proposed throughout the site and along the north side of the existing access drive from Vaughns Gap Road. An 8 foot wide sidewalk and a 6 foot wide grass strip are required along Vaughns Gap Road per the Major and Collector Street Plan.

### **ANALYSIS**

The proposed multi-family residential use at this location is consistent with the T3 Neighborhood Maintenance policy. The existing recreational center / personal care service facility is not being expanded with the proposal. The site is surrounded by exiting multi-family residential units along the western property line and northern property line, totaling approximately 225 units. The proposed multi-family residential units are consistent with the T3 Neighborhood Maintenance policy given the existing multi-family residential in the area. The site works with the grade by staying outside of the areas of steep slope. Sidewalks will be installed throughout the development and to provide pedestrian connectivity to Vaughns Gap Road.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approve with conditions**

- Remove note 2 (Stormwater Note) on C4.0

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approved as a Preliminary SP only. Public water and sewer construction plans must be submitted and approved prior to Final SP approval. (An updated capacity fee letter will be sent out shortly, reflecting this.) 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**

- This development will require Public Works approval of detailed construction plans prior to grading the site. Plans must 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 and improvements may vary based on actual field conditions.
- Comply with MPW Traffic Engineer
- Indicate on the plans the location of a solid waste and recycling dumpster on site that is accessible to the townhome development.
- Driveways within the development are to be a minimum of 24' wide(asphalt to asphalt) with no on street parking and 30' with on street parking. Paving cross section is to comply with MPW ST-251 standard

**TRAFFIC AND PARKING RECOMMENDATION**  
**Approve**

Maximum Uses in Existing Zoning District: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	10.7	5.4 D	73 U	779	61	81

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	10.7	-	54 U	451	31	48

Traffic changes between maximum: **R8** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-19 U	-328	-30	-33

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing R8 district: 3 Elementary 3 Middle 3 High**

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

The proposed SP-MU zoning district could generate 2 less students than what is typically generated under the existing R8 zoning district. Students would attend West Meade Elementary, Bellevue Middle School, and Hillwood High School. Bellevue Middle School has been identified as over capacity. There is no capacity within the cluster for middle school students. This information is based upon data from the school board last updated November 2016.

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

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

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions as the proposed SP is consistent with the community plan.

**CONDITIONS**

1. Permitted land uses shall be limited to up to 54 multi-family residential units with a recreational center/ personal care service facility building.
2. Revise Note No. 1 "The purpose of this SP it to permit up to 54 multi-family units and a recreational center/personal care service facility"
3. Height for the residential units is limited maximum to 3 stories in 35 feet, to the roofline.
4. A 5 foot wide sidewalk shall be installed along the northern side of the drive aisle.
5. The following design standards shall be added to the plan:
  - a. Building façades fronting a street or open space shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
  - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
  - c. EIFS, vinyl siding and untreated wood shall be prohibited.
  - d. Porches shall provide a minimum of six feet of depth.



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. 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-A zoning district for the residential units and the ON zoning district for the existing recreational center / personal care service facility 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.

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

Roy Dale, 516 Heather Place, spoke in favor of the application.

Dan Shilstat, 21 Vaughn's Gap Road, spoke in opposition to the application due to traffic concerns and emergency vehicle access concerns.

Ruth Thomas spoke in opposition and requested a 150' buffer.

Roy Dale explained that while this site sits low and allows view sheds to be better, it only allows for one point of access.

**Chairman Adkins closed the Public Hearing.**

Ms. Farr spoke in favor as this development pattern seems consistent with what is currently there.

Mr. Tibbs spoke in favor as this development pattern seems consistent with what is currently there.

Dr. Sims spoke in favor but requested to add a condition that addresses the view shed.

Ms. Hagan-Dier spoke in favor but expressed concern that there is only one way in and one way out.

**Ms. Farr moved and Ms. Hagan-Dier seconded the motion to approve with conditions and disapprove without all conditions, including a condition for staff to work with applicant prior to final site plan approval to ensure appropriate screening and view shed protection through the use of landscaping, buffering, and architectural elevations.(6-0)**

**MPC Action: Approved with conditions and disapproved without all conditions, including a condition for staff to work with applicant prior to final site plan approval to ensure appropriate screening and view shed protection through the use of landscaping, buffering, and architectural elevations. (6-0)**

**Resolution No. RS2017-179**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-027-001 is Approved with conditions and disapproved without all conditions, including a condition for staff to work with applicant prior to final site plan approval to ensure appropriate screening and view shed protection through the use of landscaping, buffering, and architectural elevations. (6-0)**

1. Permitted land uses shall be limited to up to 54 multi-family residential units with a recreational center/ personal care service facility building.
2. Revise Note No. 1 "The purpose of this SP it to permit up to 54 multi-family units and a recreational center/personal care service facility"
3. Height for the residential units is limited maximum to 3 stories in 35 feet, to the roofline.
4. A 5 foot wide sidewalk shall be installed along the northern side of the drive aisle.

5. The following design standards shall be added to the plan:
  - a. Building façades fronting a street or open space shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
  - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
  - c. EIFS, vinyl siding and untreated wood shall be prohibited.
  - d. Porches shall provide a minimum of six feet of depth.
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. 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-A zoning district for the residential units and the ON zoning district for the existing recreational center / personal care service facility 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.

**3. 2016SP-060-001**  
**2021 12TH AVENUE NORTH - RESIDENTIAL SP**  
 Council District 02 (DeCosta Hastings)  
 Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for property located at 2021 12th Avenue North, at the southwest corner of Cass Street and 12th Avenue North, (0.33 acres), to permit up to four multi-family residential units, requested by 4Site, Inc., applicant; L.A.N.D. Group, LLC, owner.

**Staff Recommendation: Defer Indefinitely.**

**The Metropolitan Planning Commission deferred 2016SP-050-001 indefinitely. (6-0)**

**4. 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 July 13, 2017, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016SP-098-001 to the July 13, 2017, Planning Commission Meeting. (6-0)**

**5. 2017SP-005-001**  
**THE LIVERY AT 5TH AND MONROE SP**  
 Council District 19 (Freddie O'Connell)  
 Staff Reviewer: Latisha Birkeland

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

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

**The Metropolitan Planning Commission deferred 2017SP-005-001 to the June 22, 2017, Planning Commission Meeting. (6-0)**

**6. 2017SP-033-001**

**DONELSON STATION SP**

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 208 multi-family 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 22, 2017, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017SP-033-001 to the June 22, 2017, Planning Commission Meeting. (6-0)**

**7. 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 Indefinitely.**

**The Metropolitan Planning Commission deferred 2017SP-038-001 indefinitely. (6-0)**

**8. 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 multi-family units, requested by Councilmember Jacobia Dowell, applicant; Ashraf W. Mannan and Mecheal A. Faltas, owners.

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

**The Metropolitan Planning Commission deferred 2017SP-041-001 to the June 22, 2017, Planning Commission Meeting. (6-0)**

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

**The Metropolitan Planning Commission deferred 2015S-165-001 to the July 13, 2017, Planning Commission Meeting. (6-0)**

**10. 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: Withdraw.**

**The Metropolitan Planning Commission withdrew 2017SP-027-001. (6-0)**

**11. 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 22, 2017, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017S-082-001 to the June 22, 2017, Planning Commission Meeting. (6-0)**

**12. 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 22, 2017, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017S-111-001 to the June 22, 2017, Planning Commission Meeting. (6-0)**

**13. 103-79P-005**  
**RIVERFRONT SHOPPING CENTER LOT 4**  
Council District 11 (Larry Hagar)  
Staff Reviewer: Latisha Birkeland

A request to revise a Planned Unit Development Overlay District on property located at 1432 Robinson Road, approximately 500 feet southeast of Martingale Drive, zoned CS (0.86 acres), to permit an addition to an existing car wash facility, requested by Q. Scott Pulliam, RLS, applicant; Champion Car Wash, LLC, owner.

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

**The Metropolitan Planning Commission deferred 103-79P-005 to the June 22, 2017, Planning Commission Meeting. (6-0)**

**14a. 68-85P-001**  
**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 22, 2017, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 68-85P-001 to the June 22, 2017, Planning Commission Meeting. (6-0)**

**14b. 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 multi-family 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 22, 2017, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017SP-047-001 to the June 22, 2017, Planning Commission Meeting. (6-0)**

**15. 2017Z-037PR-001**

Council District 05 (Scott Davis)

Staff Reviewer: Latisha Birkeland

A request to rezone from CS and RS5 to RM20-A, MUL-A, R6-A, and RM9-A zoning for various properties south of E Trinity Lane, (36.24 acres), requested by Councilmember Scott Davis, applicant; various property owners.

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

**The Metropolitan Planning Commission deferred 2017Z-037PR-001 to the July 13, 2017, Planning Commission Meeting. (6-0)**

**16. 2017Z-041PR-001**

Council District 09 (Bill Pridemore)

Staff Reviewer: Shawn Shepard

A request to rezone from RS40 to AR2a zoning on properties located at Hudson Road (unnumbered), at the northwest corner of Hudson Road and Menees Lane (55.26 acres), requested by Adam Sawyer, applicant and owner.

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

**The Metropolitan Planning Commission deferred 2017Z-041PR-001 to the July 27, 2017, Planning Commission Meeting. (6-0)**

**17. 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: Withdraw.**

**The Metropolitan Planning Commission withdrew 2017Z-056PR-001. (6-0)**

**18. 2017SP-048-001**

**THE SOMERSET SP**

Council District 15 (Jeff Syracuse)

Staff Reviewer: Latisha Birkeland

A request to rezone from CS, IWD and R10 to SP-R zoning on properties located at 1600, 1602 and 1604 Lebanon Pike, approximately 515 feet east of Spence Lane (2.28 acres), to permit 25 multi-family residential units, requested by Development Management Group, applicant; Cason and Messina Hayes and Osborne and Osborne General Partnership, owners.

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

**APPLICANT REQUEST**

**Zone change to permit a multi-family residential development.**

Preliminary SP

A request to rezone from Commercial Service (CS), Industrial Warehousing/Distribution (IWD) and single-family Residential (R10) to Specific Plan-Residential (SP-R) zoning on properties located at 1600, 1602 and 1604 Lebanon Pike, approximately 515 feet east of Spence Lane, to permit 25 multi-family units (2.28 acres).

### **Existing Zoning**

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

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

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

### **Proposed Zoning**

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

### **CRITICAL PLANNING GOALS**

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

The area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure, such as substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading or building new infrastructure. The plan provides an additional housing option to the immediate area, which is important to serve a wide range of people with different housing needs. The proximity to Lebanon Pike also supports public transportation and walkable neighborhoods.

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

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5Center, 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 Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.

### Consistent with Policy?

Yes. The proposed development is consistent with the Conservation policy and the T3 Urban Suburban Mixed Use Corridor policy. The Conservation area consists of a small area of steep slopes along the northeastern portion of the site. The proposed development preserves areas of 20% slopes or greater. The site has access to Lebanon Pike, which is served by transit that supports higher density residential uses. The proposed plan will include a sidewalk connection to Lebanon Pike, providing an active pedestrian environment.

### **PLAN DETAILS**

The site consists of three lots located at 1600, 1602, 1604 Lebanon Pike. The site is approximately 2.28 acres in size. A single-family home exists on one lot with the R10 zoning district. The rest of the site is vacant commercial land.

### Site Plan

The plan proposes a 25-unit multi-family residential development within 5 buildings. The proposed buildings will be 3 stories within 45 feet. The site slopes downward along the northeastern portion property line. This proposed development preserves areas of 20% slope in the rear of the site. This area will provide stormwater treatment at the bottom of the slope. Open space is provided in the middle of the site. Units are oriented toward the internal open space or Lebanon Pike.

The proposal includes one vehicular access from Lebanon Pike. Parking is on-site and meets the Metro Zoning Code requirements for parking stalls.

A five foot wide sidewalk is proposed along the eastern side of the driveway providing a pedestrian connection to the units. Internal sidewalks are included within the site providing pedestrian access to the open space and Lebanon Pike. The proposed plan meets the requirement of the Major and Collector Street Plan by providing an eight foot wide sidewalk and a six foot wide grass strip are along Lebanon Pike. The proposed plan also dedicates right-of-way for a future six foot wide bike lane on Lebanon Pike meeting the Major and Collector Street Plan requirement.

**ANALYSIS**

The proposed multi-family residential use at this location is consistent with the T3 Suburban Mixed Use Corridor policy. The site works with the grade by staying outside of the areas of steep slope. Sidewalks will be installed throughout the development and along the Lebanon Pike frontage, improving circulation.

**FIRE MARSHAL RECOMMENDATION**

**Approve with conditions**

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

**STORMWATER RECOMMENDATION**

**Approve**

**WATER SERVICES RECOMMENDATION**

**Approve with conditions**

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

**PUBLIC WORKS RECOMMENDATION**

**Approve with conditions**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Submit recorded copy of ROW dedication to MPW prior to building permit sign off.
- Abandonment of ROW must go through the mandatory referral process. Lebanon Pike is a state route therefore coordinate with TDOT.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- Provide adequate sight distance at driveway. No signs or vegetation shall block sight distance.

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)	1.25	0.6	32,670 SF	1436	33	100

Maximum Uses in Existing Zoning District: IWD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.41	0.8	14,287 SF	51	29	18

Maximum Uses in Existing Zoning District: R10

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.61	4.35 D	4 U	39	3	5

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.28	-	25 U	276	16	32

Traffic changes between maximum: **CS, IWD, R10 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-1,250	-49	-91

**METRO SCHOOL BOARD REPORT**

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

Projected student generation existing R10 district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district could generate 3 more students than what is typically generated under the existing RS10 zoning district. Students would attend Pennington Elementary, Two Rivers Middle School, and McGavock High School. All schools have been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

**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? Not Applicable.
3. How will you enforce the affordability requirements? Not Applicable.
4. Have any structures been demolished in the last 12 months? No.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions as the proposed SP is consistent with the community plan and meets several critical planning goals.

**CONDITIONS**

1. Permitted land uses shall be limited to up to 25 multi-family units.
2. Units along Lebanon Pike shall be oriented toward Lebanon Pike. Units abutting open space shall be oriented toward open space.
3. Height for the residential units is limited maximum to 3 stories in 45 feet, to the roofline.
4. A 5 foot wide sidewalk shall be installed along the eastern side of the drive aisle, from the proposed sidewalk to Lebanon Pike.
5. An 8 foot wide sidewalk and a 6 foot wide grass strip shall be installed along Lebanon Pike.
6. The following design standards shall be added to the plan:
  - a. Building façades fronting a street or open space shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
  - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
  - c. EIFS, vinyl siding and untreated wood shall be prohibited.
  - d. Porches shall provide a minimum of six feet of depth.
  - e. A raised foundation of 18"- 36" is required for all residential structures fronting on a public street.
7. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
9. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.



10. 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.
11. 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.
12. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**Approved with conditions and disapprove without all conditions. (6-0) Consent Agenda**

**Resolution No. RS2017-180**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that **2017SP-048-001** is **Approved with conditions and disapprove without all conditions. (6-0)**

1. Permitted land uses shall be limited to up to 25 multi-family units.
2. Units along Lebanon Pike shall be oriented toward Lebanon Pike. Units abutting open space shall be oriented toward open space.
3. Height for the residential units is limited maximum to 3 stories in 45 feet, to the roofline.
4. A 5 foot wide sidewalk shall be installed along the eastern side of the drive aisle, from the proposed sidewalk to Lebanon Pike.
5. An 8 foot wide sidewalk and a 6 foot wide grass strip shall be installed along Lebanon Pike.
6. The following design standards shall be added to the plan:
  - a. Building façades fronting a street or open space shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
  - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
  - c. EIFS, vinyl siding and untreated wood shall be prohibited.
  - d. Porches shall provide a minimum of six feet of depth.
  - e. A raised foundation of 18" - 36" is required for all residential structures fronting on a public street.
7. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
9. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
10. 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.
11. 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.
12. 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.

**19a. 2017SP-050-001**

**ORLANDO AND BURGESS SP**

Council District 24 (Kathleen Murphy)

Staff Reviewer: Shawn Shepard

A request to rezone from RM20 and RS7.5 to SP-R zoning on properties located at 5402 and 5408 Burgess Avenue and on a portion of 5400 Burgess Avenue, approximately 200 feet south of Patina Circle, partially within a Planned Unit Development Overlay District (2.07 acres), to permit eight multi-family residential units, requested by OHM-Advisors, applicant; RCP Land, LLC and Richland Creek Apartments, LLC, owners. (See associated case # 143-74P-001)

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

## **APPLICANT REQUEST**

### **Zone change to permit an 8-unit residential development.**

#### Preliminary SP

A request to rezone from Multi-Family Residential (RM20) and Single-Family Residential (RS7.5) to Specific Plan – Residential (SP-R) zoning on properties located at 5402 and 5408 Burgess Avenue and on a portion of 5400 Burgess Avenue, approximately 200 feet south of Patina Circle, partially within a Planned Unit Development Overlay District (2.03 acres), to permit eight multi-family units.

#### **Existing Zoning**

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. Approximately 0.91 acres of the site are zoned RM20. *The RM20 portion of the site is within a PUD and is approved for one single-family unit.*

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. Approximately 1.10 acres of the site are zoned RS7.5. *RS7.5 would permit a maximum of six 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 Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets. *A portion of the project site is within a PUD overlay district. The approved PUD allows for a total of 135 multi-family residential units and one single-family unit; all multi-family units have been built.*

#### **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.

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

#### Special Policy Area 07-T3-NM-03 – Knob Road, Orlando Avenue, and White Bridge Neighborhoods

This special policy area applies to properties within the Knob Road, Orlando Avenue, and White Bridge neighborhoods on both sides of White Bridge Road south of Charlotte Pike. The area contains a range of residential zoning districts permitting a low to medium-high density range of development. Because of the established character, existing mix of housing types, and infrastructure, the special policy calls for retention of the existing zoning districts and no additional application of RM20 zoning or zoning districts that permit residential building types other than house.

#### Consistent with Policy?

The plan proposes development on two vacant infill parcels and a vacant portion of property otherwise developed with multi-family residential. The project site is surrounded by moderate density suburban residential development. The plan proposes eight, detached residential units on the site served by a private drive. Three of the units will front Orlando Avenue. The setbacks of these units will continue the existing pattern of development along Orlando. The remaining five units are interior to the site, with four of those immediately adjacent to an existing 135-unit multi-family complex. The proposed size and intensity of the units in the SP is consistent with surrounding development pattern and the configuration of the development preserves the character of the existing neighborhood. The plan is also consistent with the goals of the special policy to maintain existing character. The SP will limit the intensity of

residential development in a manner that is consistent with the surrounding RS7.5 zoning and existing development pattern.

### **PLAN DETAILS**

The site is located at 5402 and 5408 Burgess Avenue. The site also includes a portion of property at 5400 Burgess Avenue. The site is approximately 2.07 acres in size and is currently vacant, although the portion of property at 5400 Burgess Avenue that is not included in this SP proposal is developed with an existing multi-family complex. The site has approximately 415 feet of frontage on Orlando Avenue to the west and approximately 150 feet of frontage on Burgess Avenue to the south. The site is surrounded to the north, south and west by existing, moderate density, single-family residential development. The 135-unit Richland Creek Apartments complex is adjacent to the east.

#### Site Plan

The plan calls for a total of eight detached residential units. Three of the proposed units will front Orlando Avenue, with setbacks designed to match the existing development pattern along Orlando. The five additional units will be located interior to the site, with one unit on the west side of the proposed private drive and four units to the east, adjacent to the apartment complex.

Vehicular access is provided via a private drive from Burgess Avenue, with no vehicular access to Orlando Avenue. The units fronting Orlando Avenue will have rear-loaded garages. The remainder of the units will have side-loaded garages. Orlando and Burgess Avenues are both local streets. Neither has existing curb and gutter, and a drainage ditch runs along the Orlando Avenue frontage. A five-foot sidewalk is provided along Orlando Avenue, to be located behind the ditch so it aligns with the existing sidewalk on property to the north. Although no formal planting strip is indicated, the sidewalk will be separated from the street by approximately 10 feet in order to accommodate the existing ditch. The majority of the property frontage along Burgess Avenue will be devoted to the access drive. The plan shows a four-foot sidewalk along the remaining frontage outside of the access driveway. Sidewalk connections to Orlando are provided for the three units fronting Orlando. The remainder of the units will be served by a shared sidewalk parallel to the access drive which provides a pedestrian connection to Burgess Avenue.

The SP includes design standards for minimum entrances and glazing for units fronting a public street, as well as for materials, porches, and raised foundations. Height is limited to two stories in 36 feet. Four of the proposed units will have a basement.

### **ANALYSIS**

The SP is consistent with the goals of the T3 NM policy to retain the existing character of existing suburban neighborhoods as change and infill development occurs over time. The SP incorporates three units fronting Orlando Avenue, to continue the rhythm and development pattern of the block face. The additional units to the rear will provide a transition between the existing single-family homes along Orlando and Burgess and the more intense multifamily development to the east. The SP limits vehicular access to a single private drive which serves all of the units from the side or rear and incorporates architectural standards that will ensure the development is consistent with the surrounding neighborhood.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approve**

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

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

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve**

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve**

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.93		1 U	10	1	2

Maximum Uses in Existing Zoning District: **RS7.5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.1	5.8 D	6 U	58	5	7

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	2.07	-	8 U	60	6	7

Traffic changes between maximum: **RM20, RS7.5 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		-8	0	-2

**METRO SCHOOL BOARD REPORT**

Projected student generate existing RM20 district (no PUD): 2 Elementary 1 Middle 1 High

Projected student generation existing RS7.5 district: 1 Elementary 0 Middle 0 High

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

The proposed SP zoning is expected to generate 3 fewer students than the existing zoning. Students would attend Charlotte Park Elementary School, H.G. Hill Middle School and Hillwood High School. H.G. Hill Middle School is identified as being over capacity, and there is no additional capacity within the cluster; however, the proposed development will generate fewer students than the existing zoning. This information is based upon data from the school board last updated November 2016.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses shall be limited to a maximum of eight detached multi-family units.
2. Building elevations consistent with the architectural standards included in the Preliminary SP shall be provided with 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 RS7.5 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 disapprove without all conditions. (6-0) Consent Agenda**

**Resolution No. RS2017-181**

"BE IT RESOLVED by The Metropolitan Planning Commission that **2017SP-050-001** is **Approved with conditions and disapprove without all conditions. (6-0)**

1. Uses shall be limited to a maximum of eight detached multi-family units.
2. Building elevations consistent with the architectural standards included in the Preliminary SP shall be provided with 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 RS7.5 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.

**19b. 143-74P-001**

**RICHLAND CREEK APARTMENTS**

Council District 24 (Kathleen Murphy)

Staff Reviewer: Shawn Shepard

A request to cancel a portion of a Planned Unit Development Overlay District on property located at 5400 Burgess Avenue, east of the terminus of Burgess Avenue, zoned RM20 (0.91 acres), requested by OHM Advisors, applicant; Richland Creek Apartments, LLC, owner. (See associated case # 2017SP-050-001)

**Staff Recommendation: Approve subject to the approval of the associated zone change, and disapprove if the associated zone change is not approved.**

**APPLICANT REQUEST**

**Cancel a portion of a Planned Unit Development.**

PUD Cancellation

A request to cancel a portion of a Planned Unit Development Overlay District on property located at 5400 Burgess Avenue, east of the terminus of Burgess Avenue, zoned Multi-Family Residential (RM20) (0.91 acres).

**Existing Zoning**

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *This portion of the PUD is approved for one single-family unit.*

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of

adequate and timely provision of essential utilities and streets. *The approved PUD allows for a total of 135 multi-family residential units and one single-family unit; all multi-family units have been built.*

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

### Special Policy Area 07-T3-NM-03 – Knob Road, Orlando Avenue, and White Bridge Neighborhoods

This special policy area applies to properties within the Knob Road, Orlando Avenue, and White Bridge neighborhoods on both sides of White Bridge Road south of Charlotte Pike. The area contains a range of residential zoning districts permitting a low to medium-high density range of development. Because of the established character, existing mix of housing types, and infrastructure, the special policy calls for retention of the existing zoning districts and no additional application of RM20 zoning or zoning districts that permit residential building types other than house.

### Consistent with Policy?

The cancellation of a portion of the Richland Creek Apartments PUD to allow for the development of the associated Specific Plan (2017SP-050-001) is consistent with the land use policy and special policy for the area. The approved PUD allows for 135 multifamily residential units, as well as one single-family dwelling depicted on the approved plan as “to remain.” All 135 permitted apartments have been constructed. The single-family dwelling has been removed, rendering that portion of the PUD vacant. The associated SP would allow for development of the currently vacant portion of the PUD immediately adjacent to Orlando Avenue with detached units that continue the rhythm and setbacks of the existing development pattern on the block face. The T3 NM policy calls for retaining the existing character of developed neighborhoods as change occurs over time. The special policy calls for maintaining the existing character. The cancellation of this portion of the PUD and rezoning of the affected land to SP is consistent with the intent of the policy and special policy as it will permit low intensity, detached residential development consistent with the surrounding zoning and will establish a consistent presence along Orlando Avenue where there is currently a break in the development pattern.

## **PLAN DETAILS**

The Richland Creek Apartments PUD was originally approved in 1974 to permit 135 multifamily residential units on approximately 7.55 acres. A Final PUD plan for all 135 units was approved in 1987. At the time of Final PUD plan approval, there was an existing residential dwelling located along Orlando Avenue in the western portion of the PUD. The Final PUD plan notes that the existing building was intended to remain, and the multifamily units and associated parking were constructed on the eastern side of the site, adjacent to Richland Creek. Since that time, the existing residence along Orlando Avenue was removed, leaving approximately 0.90 acres adjacent to Orlando Avenue and within the PUD vacant.

## **ANALYSIS**

Cancellation of a portion of the PUD is required to accommodate the requested Specific Plan rezoning to allow for eight detached residential units. Three of the units proposed in the SP would be located along Orlando Avenue on vacant property that is currently within the PUD. A total of 136 parking spaces are required for the existing apartment complex; 205 spaces are currently provided. The area proposed to be removed via the requested PUD cancellation also includes 19 parking spaces associated with the Richland Creek Apartments. Cancellation of the portion of the PUD containing these parking spaces is necessary to accommodate the access drive and fire turnaround proposed in the SP. The reduction in parking spaces associated with cancellation of a portion of the PUD will leave 186 parking spaces within the PUD, or 50 spaces above the required minimum.

The existing PUD is consistent with the T3 NM policy, which can accommodate a range of residential intensity depending on the existing character and locational characteristics. However, once the existing building along Orlando Avenue depicted on the final PUD plan was removed, the vacant area left behind along Orlando created a break in the single-family residential development pattern along that block face. The associated SP proposes three detached units along that stretch of Orlando, to continue the rhythm of the existing development to the north and south along Orlando. As the associated SP would preserve and enhance the existing character of the neighborhood by filling a gap with consistent development, cancellation of a portion of the PUD is appropriate should the associated SP be approved. If the associated SP is not approved, the PUD should remain in place.

**FIRE DEPARTMENT RECOMMENDATION**  
N/A

**STORMWATER RECOMMENDATION**  
N/A

**WATER SERVICES**  
Approve

**PUBLIC WORKS RECOMMENDATION**  
Approve

**TRAFFIC AND PARKING RECOMMENDATION**  
Approve

**STAFF RECOMMENDATION**

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

**Approved subject to the approval of the associated zone change, and disapprove is the associated zone change. is not approved. (6-0) Consent Agenda**

**Resolution No. RS2017-182**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 143-74P-001 is Approve subject to the approval of the associated zone change, and disapprove if the associated zone change is not approved. (6-0)**

- 20. 2017SP-051-001**  
**PRESERVE AT HIGHLAND RIDGE SP**  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Gene Burse

A request to rezone from CS and RS7.5 to SP-R zoning on properties located at 3474 Dickerson Pike and Dickerson Pike (unnumbered), west of the terminus of Old Due West Avenue (18.04 acres), to permit up to 267 multi-family residential units and a clubhouse, requested by Smith Gee Studio, LLC, applicant; Anchor Property Holdings, LLC and David Hemphill, owners.

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

**The Metropolitan Planning Commission deferred 2017SP-051-001 to the June 22, 2017, Planning Commission Meeting. (6-0)**

- 21. 1-74P-009**  
**HICKORY HOLLOW MALL SECTION 2**  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District on property located at 925 Bell Road, approximately 185 feet west of Hickory Hollow Lane, zoned SCR (0.8 acres), to permit an addition to an existing financial institution, requested by Dewey Engineering, applicant; US Community Credit Union, owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Revise a PUD to permit an expansion to an existing financial institution.**

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 on property located at 925 Bell Road, approximately 185 feet west of Hickory Hollow Lane (0.8 acres), zoned Shopping Center Regional (SCR), to permit an addition to an existing financial institution.

**Existing Zoning**

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

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

### **PLAN DETAILS**

The site is located along Bell Road, 185 feet west of Hickory Hollow Lane. The site contains an existing financial institution and is currently zoned SCR with a PUD overlay. The plan calls for the PUD to be revised to permit an expansion to an existing financial institution. The site is bordered by commercial uses to the east and west.

#### History

Metro Council approved this PUD in 1974 and includes a large area (approximately 192 acres) on both sides of Bell Road north of Interstate 24. The 1974 Metro Council plan was approved for 1,529,581 square feet of various commercial and office uses and 432 residential units. This PUD was amended in 1989 to permit 1,115,189 square feet of commercial and office uses.

This site received a final site plan approval for the construction of a 4,409 square foot structure with 17 parking spaces in 1978. Since that time the site has been revised once to permit the construction of a larger drive through canopy and additional drive through lanes. This revision removed one parking space resulting in a total of 16 spaces.

#### Site Plan

The plan revises the PUD to allow a 497 square foot expansion to the existing financial institution. The proposed expansion will have a maximum height of 30 feet consistent with the height of the existing structure. The access for this site is provided by an existing connection to an unnamed private drive. The private drive serves as an internal access road for the existing Global Mall, formerly Hickory Hollow Mall.

The site plan indicates 27 parking spaces will be provided when the existing structure is expanded, exceeding the requirements of the Metro Zoning Code by 2 spaces.

### **ANALYSIS**

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

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



development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.

- j) If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- k) If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- l) In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m) In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

The proposed revision increases the allowable square footage by 497 square feet, which does not exceed the 10 percent threshold established by section 17.40.120.G. This revision does not deviate significantly from the Council approved plan and the proposed site plan is consistent with the overall concept of the PUD. The proposed revision and final site plan is consistent with the overall intent of the PUD. Staff recommends approval with conditions.

**FIRE DEPARTMENT RECOMMENDATION**

**Approve with conditions**

- 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 with conditions**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**CONDITIONS**

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require re-approval by the Planning Commission and/or Metro Council.

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

**Resolution No. RS2017-183**

“BE IT RESOLVED by The Metropolitan Planning Commission that **1-74P-009 is Approved with conditions. (6-0)**

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require re-approval by the Planning Commission and/or Metro Council.

**22. 2005UD-005-005**

**ETC RESTAURANT**

Council District 25 (Russ Pulley)

Staff Reviewer: Jessica Buechler

A request for modification to the awning standard of the Bedford Avenue Urban Design Overlay District on property located at 3790 Bedford Avenue, at the southeast corner of Bedford Avenue and Crestmoor Road, zoned MUL (0.35 acres), to permit an awning over an existing patio, requested by Powell Construction Studio, applicant; Montgomery Turner, Sr., owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Modification to the awning standard of the Bedford Avenue Urban Design Overlay.**

UDO Modification

A request for modification to the awning standard of the Bedford Avenue Urban Design Overlay District on property located at 3790 Bedford Avenue, at the southeast corner of Bedford Avenue and Crestmoor Road, zoned Mixed Use Limited (MUL) (0.35 acres), to permit an awning over an existing patio.

**Existing Zoning**

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

**Existing Overlay Zoning**

Bedford Avenue Urban Design Overlay is intended to be a mixed-use neighborhood with buildings for living, working, and shopping with a “Main Street” character.

**GREEN HILLS – MIDTOWN COMMUNITY PLAN**

T5 Regional Center (T5 RG) is intended to enhance and create regional centers, encouraging their redevelopment as intense mixed use areas that serve multiple communities as well as the County and the surrounding region with supporting land uses that create opportunities to live, work, and play. T5 RG areas are pedestrian friendly areas, generally located at the intersection of two arterial streets, and contain commercial, mixed use, residential, institutional land uses.

Consistent with Policy?

Yes. The project proposes a covered outdoor dining use that is consistent with the policy to create opportunities to live, work, and play. The proposed project increases the opportunity for all-weather pedestrian activity in a mixed-use area.

**PLAN DETAILS**

The proposed project is to cover an existing patio with an awning, located at 3790 Bedford Avenue, at the corner of Bedford Avenue and Crestmoor Road. On the property is a three story mixed-use building that includes ground level retail/restaurant space. The approved final site plan included a patio and retaining wall within the right-of-way that was approved by Mandatory Referral. The current tenant for the corner retail space is a restaurant that is using the patio for outdoor dining and is now requesting an awning to cover that patio space that is greater than the 25 foot maximum permitted length.

**ANALYSIS**

The applicant is requesting modifications to the awning standards of the Bedford Avenue UDO to permit an awning 29 feet 9 inches in length as viewed from Crestmoor Road and 35 foot 9 inches in length as viewed from Bedford Avenue over an existing patio that is used for outdoor dining, within the public right-of-way. The UDO awning standards are primarily intended to address awnings over windows and doors, rather than this condition of a patio awning. The UDO standards require awnings to reflect the shape and character of window openings and have a 25 foot maximum length. The proposed awning does reflect the shape of the patio and the curved facade of the building. The proposed awning meets the intent of the UDO to articulate and accentuate buildings at the corner by adding a more defined element to the corner. It also meets the intent to arrange building functions to take advantage of market needs and achieve a "Main Street" character by creating an all-weather outdoor dining option that further activates the pedestrian environment. The material of the awning is proposed to be canvas and is consistent with the awning standards.

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

N/A

**WATER SERVICES RECOMMENDATION**

Approve

**PUBLIC WORKS RECOMMENDATION**

Approve with Conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Prior to submittal of the MR [Mandatory Referral] for Encroachment the plan should be revised to reflect the following:
  - The landscape bed on the south side of Crestmoor Rd is to be modified to provide a wider sidewalk. The 4'-2" sidewalk shown on the plans does not meet MPW standards and is not in compliance with the previously approved Final UDO.
  - The existing light standard located on the east side of Bedford Ave, right in front of the restaurant door, is to be relocated to the landscape bed at the intersection of Bedford and Crestmoor. Coordinate with MPW on final location.
  - One of the two trees, the northern most one, is to be removed to install the light standard from comment #2 above.

**TRAFFIC AND PARKING RECOMMENDATION**

Approve with Conditions

- Sight distance shall not be adversely impacted.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions of the modification to the awning standards. The proposed awning provides additional articulation to the façade and increased outdoor dining options that further activate the street.

**CONDITIONS**

1. The awning/patio shall not be enclosed.
2. Prior to issuance of a building permit, a Mandatory Referral for the Encroachment is required.
3. Prior to issuance of building permits the applicant shall work with Planning and Public Works to determine a location for the existing light standard to be moved to outside the path of travel. All other conditions of Public Works shall be met.

Mr. Adkins recused himself but stayed in the room for quorum purposes.

Ms. Buechler presented the staff recommendation of approval with conditions.

Manley Seale, 904A Main St, spoke in favor of the application.

Doug Hogrefe, 3201 Aspen Grove Drive, spoke in favor of the application. The current umbrellas do not work well; they are dangerous because they could blow away on a windy day and they do not completely cover the tables on a rainy day. The awning will be higher than the umbrellas and will be aesthetically pleasing.

Joe Cook, 2411 Crestmoor Rd, spoke in opposition to the application due to safety concerns.

Norman Stephenson, 2411 Crestmoor Rd, spoke in opposition because aesthetically, it does not fit with the character of the street.

Ruth Crouch, 2411 Crestmoor Rd, spoke in opposition as the length of the awning is too large and does not fit with the character of the street.

Paul Schramhowski, 18308 Crowne Brook Circle, spoke in favor as the awning will allow people to enjoy their meal outside even in the rain.

**Ms. Farr closed the Public Hearing.**

Mr. Tibbs spoke in favor as the awning should be back far enough; is very comfortable with the works that Public Works has done.

Mr. Haynes spoke in opposition to the application as the protrusion from the building will look really out of place.

Ms. Hagan-Dier stated there seems to be two concerns, safety and aesthetics. The safety concerns seem to be addressed with the condition from Public Works that site distance won't be adversely impacted.

Mr. Leeman noted that staff is comfortable that this meets the intent of the UDO.

Mr. Seale clarified that the awning will be higher than the umbrellas.

**Mr. Tibbs moved and Dr. Sims seconded the motion to approve with conditions. (4-1-1) Mr. Adkins recused himself and Mr. Haynes voted against.**

**Approved with conditions. (4-1-1)**

**Resolution No. RS2017-184**

"BE IT RESOLVED by The Metropolitan Planning Commission that **2005UD-005-005 is Approved with conditions. (4-1-1)**

1. The awning/patio shall not be enclosed.
2. Prior to issuance of a building permit, a Mandatory Referral for the Encroachment is required.
3. Prior to issuance of building permits the applicant shall work with Planning and Public Works to determine a location for the existing light standard to be moved to outside the path of travel. All other conditions of Public Works shall be met.

**23. 2017Z-058PR-001**

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

A request to rezone from CL and R6 to MUL-A zoning on properties located at 1033 and 1043 East Trinity Lane, north of the terminus of Dozier Place (0.42 acres), requested by Stratos Development, applicant; Robert O'Malley Revocable Trust and Winburn, Ronald and Janice Sircy, owners.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from CL and R6 to MUL-A**

Zone Change

A request to rezone from Commercial Limited (CL) and One and Two-Family Residential (R6) to Mixed Use Limited-Alternative (MUL-A) zoning on properties located at 1033 and 1043 East Trinity Lane, north of the terminus of Dozier Place (0.42 acres).

**Existing Zoning**

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses (0.27 acres)  
One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots.

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.

**CRITICAL PLANNING GOALS**

N/A

**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?

Yes. The proposed MUL-A zoning district is consistent with the T4 CM policy area along East Trinity Lane. The proposed zoning district will promote redevelopment and allow a mixture of uses and more intensity along the corridor.

**ANALYSIS**

The zone change request is for two parcels located along East Trinity Lane. They are separated by a larger parcel zoned MUL-A under the same ownership. Changing these properties to MUL-A zoning is consistent with the policy and the existing zoning along the corridor. The proposed zone change requests are appropriate for the T4 Mixed Use Corridor policy. East Trinity Lane is a busy corridor with transit available along Gallatin Pike. As this area continues to evolve and redevelop, the Alternative zoning districts proposed will foster a more pedestrian friendly environment.

**FIRE MARSHAL’S OFFICE RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.27	0.6	7,056 SF	340	13	39

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.16	7.26 D	1 U	10	1	2

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.43	-	25,522 SF	1130	28	83

Traffic changes between maximum: **CL, R6 and MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	780	14	42

**METRO SCHOOL BOARD REPORT**

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

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

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

The proposed MUL-A zoning district would generate 2 more students than what is typically generated under the existing CS and R6 zoning district, if developed entirely as residential use. Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School, and Maplewood 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.

**STAFF RECOMMENDATION**

Staff recommends approval.

Approved. (6-0) Consent Agenda

**Resolution No. RS2017-185**

“BE IT RESOLVED by The Metropolitan Planning Commission that **2017Z-058PR-001** is Approved. (6-0)

**24. 2017Z-061PR-001**

Council District 02 (DeCosta Hastings)

Staff Reviewer: Patrick Napier

A request to rezone from IWD to MUG zoning for property located at Athens Way (unnumbered), at the corner of Athens Way and Great Circle Road (9.7 acres), requested by Southeast Venture, LLC, applicant; SEV Metrocenter IV, LLC, owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Rezone from IWD to MUG.**

Zone Change

A request to rezone from Industrial Warehousing/ Distribution (IWD) to Mixed- Use General (MUG) zoning for property located at Athens Way (unnumbered), at the corner of Athens Way and Great Circle Road (9.7 acres).

**Existing Zoning**

Industrial Warehousing/ Distribution (IWD) is intended to implement industrial policies of the general plan that provide opportunities for wholesaling, warehousing and bulk distribution uses.

**Proposed Zoning**

Mixed- Use General (MUG) is intended to implement the moderate high intensity mixed-use policies of the general plan including residential, commercial, and office uses. It is an appropriate use near major concentrations of employment, commercial, or industrial uses.

**NORTH NASHVILLE COMMUNITY PLAN**

D Employment Center (D EC) is intended to enhance and create concentrations of employment that are often in a campus-like setting. A mixture of office and commercial uses are present, but are not necessarily vertically mixed. Light industrial uses may also be present in appropriate locations with careful attention paid to building form, site design and operational performance standards to ensure compatibility with other uses in and adjacent to the D EC area. Secondary and supportive uses such as convenience retail, restaurants, and services for the employees and medium to high density residential are also present.

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

Consistent with Policy?

Yes. This rezoning request is consistent with the policy. The MUG district is an appropriate zoning under the District Employment Center policy and particularly in this area, as it adds the opportunity for a diverse mix of uses. The Conservation policy on the site identifies a pond and wetlands located towards the northwestern and southeastern portion of the property. The Conservation policy recognizes the need to protect sensitive environmental features while also allowing for additional development. Within District Employment Center policy, more weight would be given to achieving goals of development.

**ANALYSIS**

This property is currently vacant and contains dense vegetation. The current zoning district, IWD, permits wholesaling, warehousing, and bulk distribution uses. The requested zoning would allow for a greater diversity of uses to be introduced to an area currently defined by office and light industrial, meeting the goals of the District Employment Center policy.

There is a MTA stop directly fronting this site along Great Circle Road which will provide an alternative method of transportation to and from the site.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**STORMWATER**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

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

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	9.7	0.8	338,025 SF	1204	162	130

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	4.85	3.0	633 U	3960	314	366

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	2.43	3.0	317,552 SF	3248	473	435

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	2.42	3.0	316,245 SF	14354	304	1376

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AMPeak Hour	PM Peak Hour
-	-	-		5942	-645	445

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed MUG district: 39 Elementary 26 Middle 23 High

The proposed MUG zoning district would generate 88 more students than what is typically generated under the existing IWD zoning district, if developed entirely as residential use. Students would attend Buena Vista Elementary School, John Early 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.

**STAFF RECOMMENDATION**

Staff recommends approval.

Approved. (6-0) Consent Agenda

**Resolution No. RS2017-186**

“BE IT RESOLVED by The Metropolitan Planning Commission that **2017Z-061PR-001** is Approved. (6-0)

**25. 2017Z-062PR-001**

Council District 02 (DeCosta Hastings)

Staff Reviewer: Patrick Napier

A request to rezone from IWD to MUG zoning for property located at 300 Great Circle Road, approximately 1,400 feet west of Vantage Way (4.86 acres), requested by Southeast Venture, LLC, applicant; SEV Metrocenter IV, LLC, owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Rezone from IWD to MUG.**

Zone Change

A request to rezone from Industrial Warehousing/ Distribution (IWD) to Mixed- Use General (MUG) zoning for property located at 300 Great Circle Road, approximately 1,400 feet west of Vantage Way (4.86 acres).

**Existing Zoning**

Industrial Warehousing/ Distribution (IWD) is intended to implement industrial policies of the general plan that provide opportunities for wholesaling, warehousing and bulk distribution uses.

**Proposed Zoning**

Mixed- Use General (MUG) is intended to implement the moderate high intensity mixed-use policies of the general plan including residential, commercial, and office uses. It is an appropriate use near major concentrations of employment, commercial, or industrial uses.

**NORTH NASHVILLE COMMUNITY PLAN**

D Employment Center (D EC) is intended to enhance and create concentrations of employment that are often in a campus-like setting. A mixture of office and commercial uses are present, but are not necessarily vertically mixed. Light industrial uses may also be present in appropriate locations with careful attention paid to building form, site design and operational performance standards to ensure compatibility with other uses in and adjacent to the D EC area. Secondary and supportive uses such as convenience retail, restaurants, and services for the employees and medium to high density residential are also present.

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

Consistent with Policy?



Yes. This rezoning request is consistent with the proposed policy. The MUG district is an appropriate zoning under the District Employment Center and particularly in this area, as it adds an opportunity for a diverse mix of uses. The Conservation policy on the site identifies a stream segment located in the middle of the property which runs from Great Circle Road to the rear property line. The Conservation policy recognizes the need to protect sensitive environmental features while also allowing for additional development. Within District Employment Center policy, more weight would be given to achieving goals of development versus preservation of a stream segment.

**ANALYSIS**

This property is currently vacant and contains dense vegetation. The current zoning district, IWD, permits opportunities for wholesaling, warehousing and bulk distribution uses. The requested zoning would allow for a greater diversity of uses to be introduced to an area currently defined by office and light industrial.

An existing MTA route is located on Great Circle Road which will provide an alternative method of transportation for future development.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**STORMWATER**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

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

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	4.86	0.8	211,701 SF	754	125	97

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

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)	2.43	3.0	31 U	312	19	35

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.22	3.0	159,429 SF	1911	273	258

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.21	3.0	158,122 SF	9148	202	865

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		6171	-215	475

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed MUG district: 20 Elementary 13 Middle 12 High

The proposed MUG zoning district would generate 45 more students than what is typically generated under the existing IWD zoning district, if developed entirely as residential use. Students would attend Buena Vista Elementary School, John Early 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.

**STAFF RECOMMENDATION**

Staff recommends approval.

Approved. (6-0) Consent Agenda

**Resolution No. RS2017-187**

“BE IT RESOLVED by The Metropolitan Planning Commission that **2017Z-062PR-001is Approved. (6-0)**”

**26. 201-69P-003**

**BLUE BEACON TRUCK WASH**

Council District 33 (Vacant)

Staff Reviewer: Shawn Shepard

A request to revise the preliminary plan and for final site plan approval for a portion of the plan on properties located at 13105 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Muci Drive, zoned CS, within a Planned Unit Development Overlay District (5.00 acres), to phase the development and revise the layout for a truck wash facility, requested by Lukens Engineering Consultants, applicant; Rose Management, LLC, owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Revise preliminary plan and final site plan approval for Starpointe Phase I Planned Unit Development.**

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of the plan on properties located at 13105 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Muci Drive, zoned Commercial Service (CS), within a Planned Unit Development Overlay District (5.00 acres), to phase the development and revise the layout for a truck wash facility,

**Existing Zoning**

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

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.

PUD Revision

This application revises a previously approved preliminary PUD plan which allows a truck wash use. The proposed revisions include the addition of a second access drive and breaking the truck wash development into two phases. The Metro Zoning Ordinance permits minor modifications to previously approved PUDs provided there is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access, among other criteria. The proposed access point will be along Muci Drive, which was previously designated as an access road for the PUD. Therefore, the proposal qualifies as a minor modification.

**PLAN DETAILS**

### History

The Starpointe PUD consists of approximately 14.27 acres in the southeast corner of the Interstate 24 and Old Hickory Boulevard interchange. Metro Council approved the original PUD plan in 1969 for approximately 14,300 square feet of retail and an 88,500 square foot motel. The original PUD proposed development in six phases, with approximately 7,500 square feet of retail to be located south of Muci Drive, and the motel and remaining retail to be located north of Muci Drive. The plan for the northern portion of the PUD between Muci Drive and the Interstate has been revised numerous times, most recently in January of 2017, to replace the hotel and retail uses with a truck wash facility. The 2017 revision proposed a 13,382-square-foot building with three wash bays and associated parking on two parcels within the PUD north of Muci Drive. The Metro Planning Commission approved the revision to the preliminary PUD plan on January 12, 2017.

### Site Plan

The revision to the preliminary plan proposed with this application is largely consistent with the revision approved in January with two exceptions. First, the revision proposes a second access point to Muci Drive. Secondly, the revision proposes to break the truck wash development into two phases. The first phase includes construction of two bays of the truck wash in 10,008 square feet, along with 37 parking spaces. The second phase consists of the third truck wash bay, which will add an additional 3,412 square feet of floor area, for a total of 13,420 square feet.

The truck wash facility and associated parking and circulation will occupy two parcels within the PUD north of Muci Drive. Access will be provided via Muci Drive. The truck wash employs 16-20 employees per shift. Trucks are washed in an assembly line style, by hand, in each of the three bays. The truck wash will operate 24 hours a day. A total of 37 parking spaces are provided in the eastern corner of the site.

### **ANALYSIS**

The proposal is for a revision to the preliminary plan to add an access drive and break the development into phases. The truck wash use and building square footage are consistent with the previous revision to the preliminary PUD plan. No new acreage is proposed to be added to the PUD and the boundary of the PUD will not change.

The original PUD allowed access off of Muci Drive. The previous revision to permit the truck wash use maintained that access via a two-way access drive from Muci Drive near the eastern boundary of the subject property. This application proposes the addition of a second access drive near the center of the property frontage along Muci Drive. The access drive is designated as a one-way drive and will provide egress only. A five-foot sidewalk and four-foot planting strip are provided along Muci Drive.

The revised site layout is consistent with the concept of the PUD and no changes are being proposed that conflict with the Council approved plan. Consequently, staff finds that the proposed revision is a minor modification. Section 17.40.120.G permits the Planning Commission to approve "minor modifications" to previously approved PUDs under certain conditions. The requirements of Section 17.40.120.G are 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.

Where modifications to a previously approved PUD are deemed to be minor, Chapters 17.20 and 17.24 of the Metro Zoning Ordinance, addressing parking and loading and landscaping, apply. Parking for a car wash use is required at a rate of two spaces per wash bay and one space per employee. A total of 37 parking spaces have been provided where 28 are required; the additional parking is necessary to accommodate employees during the shift change. Adequate queuing space is available to accommodate a minimum of five semi-truck vehicles.

Landscape buffer yards are not required because the property abuts other property with CS zoning, but perimeter landscaping has been provided as required for parking areas abutting a side property line. Additional landscaping is located in islands in and along the queuing areas. Additionally, a stream cuts through the southern portion of the property along Muci Drive. The landscaping plan proposes installation of trees and other landscaping in this area as mitigation for the stream crossing required for the access drive. These trees will help screen the truck wash facility from view from the properties on the opposite side of Muci Drive.

As the proposed revision keeps with the overall intent of the PUD, meets the standards for a minor modification, and complies with the parking and landscaping requirements of the Metro Zoning Ordinance, planning staff recommends approval of this request.

#### **FIRE MARSHAL RECOMMENDATION**

##### **Approve with conditions**

Fire Code issues will be addressed in the permit phase.

#### **STORMWATER RECOMMENDATION**

##### **Approve with conditions**

A Technical Review was performed for the above referenced project. The following items were noted:

- Plan Information and Fees:
  - Provide a response letter stating how the comments were addressed and where they were addressed. Please be specific in where the comments were addressed by providing page numbers, note numbers, and/or references to specific locations in the calculations. This will allow the review engineer to evaluate the resubmittal more efficiently.
  - Provide an executed Declaration of Restrictions and Covenants and long term maintenance plan with the next submission. The recording fee must be provided and the documents recorded prior to issuance of the grading permit.
  - If an USACE Section 404 is required for this site, provide a copy of it once received. A copy of the USACE Section 404 will be required prior to plan approval.
  - Cite the new FEMA panel number and date to plans.
  - Provide the total fee of \$1540.
- Erosion Protection & Sediment Control (EPSC) Measures:
  - Label diversion ditches on plans (arrows / flow lines not distinct).
- Water Quality/LID:
  - For the bioretention: Provide layout/location of proposed underdrains for the bioretention area in the plan view. Underdrains should be installed the length of the cell. Clean-outs should be provided at the upper ends of all underdrains (but still within the bioretention area). This will aide in maintenance.

## **WATER SERVICES RECOMMENDATION**

### **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 with conditions**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Comply with Metro Traffic Engineer.

## **TRAFFIC AND PARKING RECOMMENDATION**

### **Approve with conditions**

In accordance with the findings of the TIS, developer shall install and provide the following items:

- The site access shall be designed to include one exiting lane and one entering lane. The future driveway for the retail land use in Phase 5 and Phase 6 shall be aligned with the truck wash driveway or located to have a positive offset to minimize conflicts between left-turning vehicles.
- A left turn lane shall be provided for the southbound approach of Old Hickory Boulevard at Muci Drive to accommodate the traffic entering the project site. The left turn lane shall be designed to include a minimum of 140 feet of storage and 160 feet of taper. The total storage and taper shall be designed according to AASHTO guidelines or as approved by MPW and TDOT.
- The traveled way on northbound Old Hickory Boulevard shall be widened to accommodate the additional width required for the approach transition. The shoulder along the northbound approach of Old Hickory Boulevard at Muci Drive shall be widened to maintain the existing 10 feet of shoulder width. The guardrail on the northbound approach of Old Hickory Boulevard shall be relocated as needed to accommodate the shoulder widening.
- Modify approach transition pavement markings on northbound Old Hickory Boulevard to match southbound left-turn lane at Muci Drive.
- The pavement markings on the westbound approach of Muci drive shall be modified to provide a left-turn lane with 150 feet of storage.
- A right-turn lane deceleration lane shall be provided for the northbound approach of Old Hickory Boulevard at Muci Drive after the completion of the future retail Phase 5 and Phase 6. The deceleration lane shall be designed to include a minimum of 50 feet of storage and 160 feet of taper. The total storage and taper shall be designed according to AASHTO guidelines or as approved by MPW. The right turn lane on Old Hickory Boulevard at Muci drive shall be constructed prior to the completion of the future retail Phase 5 and Phase 6.
- The development shall meet the requirements of the Major and Collector Street Plan through the dedication of right-of-way and construction of sidewalks along the property frontage.
- Signal times shall be updated at both I-24 westbound ramps and the I-24 eastbound ramps. Developer shall submit the proposed signal timing plan to traffic and parking.

## **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

## **CONDITIONS**

1. All signs shall meet the base zoning requirements for the CS zoning district, and must be approved by the Metro Department of Codes Administration.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
4. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

**Approved. (6-0) Consent Agenda**

**Resolution No. RS2017-188**

“BE IT RESOLVED by The Metropolitan Planning Commission that **201-69P-003is Approved. (6-0)**

1. All signs shall meet the base zoning requirements for the CS zoning district, and must be approved by the Metro Department of Codes Administration.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
4. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

## H: OTHER BUSINESS

27. Historic Zoning Commission Report
28. Board of Parks and Recreation Report
29. Executive Committee Report
30. Accept the Director's Report and Approve Administrative Items

Approved. (6-0) Consent Agenda

**Resolution No. RS2017-189**

"BE IT RESOLVED by The Metropolitan Planning Commission that the **Directors report and Administrative items have been approved. (6-0)**

31. 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 5:23 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



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

Date: June 8, 2017

To: Metropolitan Nashville-Davidson County Planning  
Commissioners

From: Doug Sloan, Executive Director

Re: Executive Director's Report

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The following items are provided for your information.

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

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

**B. Executive Office**

1. We have our first grant report, which we plan on doing quarterly. (Attached)
2. We have partnered with the Civic Design Center and Vanderbilt/Peabody on "Citizenship in Action," a planning-focused curriculum for middle schools.
3. Junior Achievement has asked us to join their planning-related outreach to third-graders.
4. We have begun staff training on Metro's "hubNashville" community response management program.

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**Administrative Approved Items and**

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

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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 5/31/2017**.



<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '17</b>
Specific Plans	3	20
PUDs	2	4
UDOs	1	6
Subdivisions	10	69
Mandatory Referrals	15	109
<b>Grand Total</b>	<b>31</b>	<b>208</b>

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

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

<b>Date Submitted</b>	<b>Staff Determination</b>		<b>Case #</b>	<b>Project Name</b>	<b>Project Caption</b>	<b>Council District # (CM Name)</b>
7/27/2016 14:20	5/16/2017 0:00	PLRECAPPR	2014SP-077-002	SHELTON & WINDSOR	A request for final site plan approval for property located at 1126 Shelton Avenue, at the southwest corner of Shelton Avenue and Windsor Avenue, zoned SP-R (0.31 acres), to permit three residential units, requested by Dale & Associates, applicant; Integrity First Development, owner.	07 (Anthony Davis)
3/3/2016 0:00	5/17/2017 0:00	PLRECAPPR	2015SP-075-002	THE VILLAS OF THE MEADOWS OF SEVEN POINTS (FINAL)	A request for final site plan approval for properties located at 2237 Seven Points Circle and 4103 and 4109 Smotherman Lane, approximately 1,500 feet north of Stewarts Ferry Pike (32.06 acres), to permit up to 86 residential units on 45 lots, requested by Joe C. McConnell, PE, RLS, applicant; David Fisher, Trustee, owner.	12 (Steve Glover)
12/1/2016 12:01	5/17/2017 0:00	PLRECAPPR	2016SP-069-002	1214 AND 1216 GALLATIN AVENUE	A request for final site plan approval on property located at 1216 Gallatin Avenue, approximately 300 feet south of Douglas Avenue, zoned SP-C (4.46 acres), to permit a self-storage facility, retail, and restaurant space, requested by Gresham, Smith and Partners, applicant; CK Spacemax Nashville, LLC, owners.	05 (Scott Davis)

### 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)
4/26/2017 10:50	5/26/2017 0:00	PLAPADMIN	2014UD-001-009	THE CASEY RESIDENCE	A request for final site plan approval on property located at 950 Clayton Avenue, approximately 375 feet east of Lealand Lane, zoned R10 and within the Clayton Avenue Urban Design Overlay District (0.42 acres), to permit an addition to the existing residential unit, requested by Allard Ward Architects, applicant; Sean and Jennifer Casey, owners.	17 (Colby Sledge)

### 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)
6/12/2014 0:00	5/26/2017 0:00	PLAPADMIN	90P-018-001	NIPPERS CORNER (ATM INSTALLATION)	A request to revise the preliminary plan and for final site plan approval for a portion of the Nipper's Corner Planned Unit Development Overlay District for a portion of property located at 15580 Old Hickory Boulevard, approximately 440 feet east of Edmondson Pike, zoned SCC, (4.09 acres), to permit the demolition of an existing ATM and to permit the installation of a new ATM kiosk and accessible parking, requested by Little Diversified, applicant; BSM Nippers, LLC, owner.	27 (Davette Blalock)

## MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)
4/13/2017 9:41	5/15/2017 0:00 PLRECAPP	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)
4/20/2017 13:18	5/16/2017 0:00 PLRECAPP	2017M-012AB-001	J M FROST PLAZA RIGHT-OF-WAY ABANDONMENT	A request for the abandonment of J M Frost Plaza, from 9th Avenue North to 10th Avenue North between Church Street and Commerce Street (see sketch for details), requested by Metro Public Works, applicant.	19 (Freddie O'Connell)
4/20/2017 13:39	5/16/2017 0:00 PLRECAPP	2017M-019EN-001	LC GERMANTOWN AT 1226 2ND AVENUE NORTH AERIAL ENCROACHMENT	A request for encroachments comprised of awnings, building cornices and balconies along Madison Street and the corner of 2nd Avenue, and a ground-mounted transformer and steps on Monroe Street encroaching the public right-of-way on property located at 1226 2nd Avenue North (Map 082-09 Parcel 375) (See site plans for details), requested by Civil Site Design Group, PLLC, applicant; LC Germantown, LLC, owner.	19 (Freddie O'Connell)
4/25/2017 10:49	5/16/2017 0:00 PLRECAPP	2017M-013AB-001	ALLEY #1897 ABANDONMENT	A request for the abandonment of a portion of Alley #1897, located behind 301 Tanksley Avenue and 300 Timmons Street (Map 119-13 Parcels 297, 301) (see map for details), utility easements to be retained, requested by Metro Public Works and Wade Brown, applicants.	16 (Mike Freeman)
4/25/2017 12:54	5/17/2017 0:00 PLRECAPP	2017M-015AB-001	FRESNO AVENUE ROW ABANDONMENT	A request for the abandonment of Fresno Avenue, from Martin Avenue northward to its termination (see map for details), utility easements are to be retained, requested by Metro Public Works and Kimley-Horn and Associates, applicant.	02 (DeCosta Hastings)
5/3/2017 13:43	5/17/2017 0:00 PLRECAPP	2017M-040ES-002	BORDEAUX HILLS IMPROVEMENT PROJECT	A request for permanent and temporary easements, acquired through negotiations and acceptance for the Bordeaux Hills Stormwater Improvement Project (Project No. 17-SWC-249) (Map 080-07 Parcels 081, 125;	01 (Nick Leonardo)

					Map 080-08 Parcel 310; Map 080-12 Parcels 60, 61, 63, 64), requested by Metro Water Services, applicant.	
5/3/2017 14:08	5/17/2017 0:00	PLRECAPP	2017M-043ES-001	CLOPAY PLASTIC	A request for the abandonment of approximately 100 linear feet of 8-inch Water Main and easements and to accept new 118 linear feet of 8-inch Water Main, Fire Hydrant and any associated easements (Map 134 Parcel 175), requested by Honeycutt Engineering and Metro Water Services, applicants.	13 (Holly Huezo)
5/3/2017 14:20	5/17/2017 0:00	PLRECAPP	2017M-017AB-001	MCGAVOCK PIKE PROPOSED ROW ABANDONMENT	A request for the abandonment of a portion of McGavock Pike, from the relocated McGavock Pike roadway eastwardly to its terminus between Map 073 Parcel 012 and Map 073 Parcel 044 and from Map 073 Parcel 012 northwestwardly along the southwest property line of Map 073 Parcel 044 approximately 197 feet to the northwest point of Map 073 Parcel 044 (see map for details), utility easements are to be retained, requested by Councilmember Jeff Syracuse and Metro Public Works, applicants.	15 (Jeff Syracuse)
5/3/2017 14:58	5/17/2017 0:00	PLRECAPP	2017M-044ES-001	1710 BELCOURT AVENUE ABANDONMENT OF A PORTION OF EASEMENT RIGHTS	A request for the abandonment of a portion of easement rights of former Alley #442, The right-of-way of former Alley #442 was abandoned by Council Bill 75-1273, with easements retained (see sketch for details), requested by Metro Water Services, applicant.	18 (Burkley Allen)
5/4/2017 11:22	5/17/2017 0:00	PLRECAPP	2017M-034PR-001	DUE WEST TOWERS, LLC LEASE AGREEMENT	A request for the authorization of the Director of Public Property Administration to enter into a lease agreement with Due West Towers, LLC for temporary office space at 610 Due West Avenue (Map 051-06 Parcel 055), requested by Metro Legal Department, applicant.	08 (Nancy VanReece)
5/4/2017 13:14	5/17/2017 0:00	PLRECAPP	2017M-045ES-001	670 JAMES AVENUE	A request for the abandonment of approximately 387 linear feet of 8-inch Sewer Main, and easements and to accept new 854 linear feet of 8-inch Water Line, 304 linear feet of 4-inch Water Line, Fire Hydrant and 708 linear feet of 10-inch Sanitary Sewer Main, 445 linear feet of 8-inch Sanitary Sewer Main, Sanitary Manholes and any associated easements (Map 091-05 Parcel 122) (Project No. 15-SL-299 and 15-WL-192), requested by Metro Water Services and Dale and Associates, applicants.	20 (Mary Carolyn Roberts)

5/10/2017 11:02	5/17/2017 0:00	PLRECAPPR	2017M-032PR-001	HOPE PARK CHURCH PROPERTY ACQUISITION	A request for approval of an option agreement between the Metropolitan Government of Nashville and Hope Park Church authorizing the purchase of certain property owned by Hope Park Church (Map 141 Parcel 004), requested by Metro Legal Department, applicant.	22 (Sheri Weiner)
5/10/2017 11:28	5/31/2017 0:00	PLRECAPPR	2017M-046ES-001	MT. VERNON DRIVE IMPROVEMENT PROJECT	A request for permanent and temporary easements, acquired through negotiations and acceptance, for the Mt. Vernon Stormwater Improvement Project (Map 063 Parcel 204; Map 064 Parcel 102; Map 063-04 Parcels 050, 051) (Project No. 17-SWC-113), requested by Metro Water Services, applicant.	11 (Larry Hagar)
5/16/2017 10:27	5/31/2017 0:00	PLRECAPPR	2017M-007AG-001	SR-1 INTERSECTION AT MCCRORY LANE TRAFFIC SIGNAL AGREEMENT	A resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation and The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Public Works, for a General Maintenance Agreement for a traffic signal at State Route 1 near intersection of McCrory Lane, Fed No. HSIP-R-1(361), State No. 19016-3207-94; PIN 120153.01, requested by Metro Public Works, applicant.	35 (Dave Rosenberg)
5/3/2017 12:00	5/31/2017 0:00	PLRECAPPR	2017M-021EN-001	5TH AVENUE OF THE ARTS AT 147 5TH AVENUE NORTH AERIAL ENCROACHMENT	A request for an aerial encroachment comprised of one (1) double-faced, illuminated projecting sign encroaching the public right-of-way on property located at 147 5th Avenue North (Map 093-06-1 Parcel 136), requested by SP+ Parking and Metro Public Works, applicant; M.D.H.A., owner.	19 (Freddie O'Connell)

**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**

<b>Date Submitted</b>	<b>Date Approved</b>	<b>Action</b>	<b>Case #</b>	<b>Project Name</b>	<b>Project Caption</b>	<b>Council District (CM Name)</b>
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)
12/29/2016 13:27	5/16/2017 0:00	PLAPADMIN	2017S-049-001	WEST NASHVILLE PLAN NO. 1 BLOCK 97 RESUB OF LOTS 2, 4 AND 6	A request for final plat approval to shift lot lines on properties located at 49th Avenue North (unnumbered), at the northwest corner of 49th Avenue North and Delaware Avenue, zoned R6 (0.27 acres), requested by Clint T. Elliott Surveying, applicant; Greater Neighborhood Builders, LLC, owner.	20 (Mary Carolyn Roberts)
12/1/2016 13:58	5/23/2017 0:00	PLAPADMIN	2017S-034-001	RIVENDELL WOODS PHASE 5	A request for final plat approval to create 30 lots on a portion of property located at 5460 Hickory Park Drive, approximately 20 feet north of Shire Drive, zoned RS10 (13.22 acres), requested by Dale and Associates, applicant; Rivendell, LLC, owner.	32 (Jacobia Dowell)
2/21/2017 15:24	5/24/2017 0:00	PLAPADMIN	2017S-074-001	COCKRILL BEND INDUSTRIAL COMPLEX	A request for final plat approval to create two lots on property located at 7400 Cockrill Bend Boulevard, at the southeast corner of Cockrill Bend Boulevard and Cockrill Bend Way, zoned IR (20.19 acres), requested by Barge Cauthen and Associates, applicant; Patricia L. Beaver, owner.	20 (Mary Carolyn Roberts)
8/11/2016 14:24	5/30/2017 0:00	PLAPADMIN	2016S-204-001	BINKLEY ROW RESUB OF LOT 3	A request for final plat approval to create one lot on properties located at 3518 and 3532 Central Pike, approximately 500 feet southwest of the terminus of Stoners Bend Drive, zoned CS, IR and IWD (4.00 acres), requested by Dale & Associates, Inc., applicant; Binkley Family Investments, LP, owner.	14 (Kevin Rhoten)
3/30/2017 12:13	5/30/2017 0:00	PLAPADMIN	2017S-113-001	MICHAEL MITCHELL PROPERTY	A request for final plat approval to create two lots on property located at 5212 Louisiana Avenue, approximately 275 feet west of 52nd Ave N, zoned R6 (0.36 acres), requested by DBS & Associates Engineering, applicant; Michael Mitchell, owner.	20 (Mary Carolyn Roberts)
4/7/2017 8:49	5/31/2017 0:00	PLAPADMIN	2017S-118-001	JACKSON PARK SECTION 3 RESUB OF LOTS 24 AND	A request for final plat approval to shift lot lines on properties located at 1501 Winding Way, north of the intersection of Winding Way and	07 (Anthony Davis)

				25	Earlene Drive, zoned RS20 (2.36 acres), requested by Southern Precision Land Surveying, Inc., applicant; Brenda and Mathew Smith, owners.	
11/29/2016 10:05	5/31/2017 0:00	PLAPADMIN	2017S-022-001	JOYCE J. JONES PROPERTY	A request for final plat approval to create two lots on property located at 0 Stewarts Ferry Pike, approximately 420 feet northwest of Towering Oaks Drive, Zoned RS15 (5.68 acres), requested by William B Perkins, applicant; Joyce J Jones, owner.	12 (Steve Glover)
3/16/2017 7:42	5/31/2017 0:00	PLAPADMIN	2017S-088-001	ADDITION TO BRELAN PARK AT SADDLEWOOD, SECTION THREE, REVISION 1, RESUBDIVISION OF LOT 62	A request for final plat approval to create two lots on property located at 5540 Saddlewood Lane, approximately 325 feet east of Ridgefarm Place, zoned R40 (2.58 acres), requested by Littlejohn Engineering Associates, applicant; Matthew & Sandra Boyd, owners.	04 (Robert Swope)
3/27/2017 13:05	5/31/2017 0:00	PLAPADMIN	2017S-102-001	1508 AND 1510 FERGUSON AVENUE	A request for final plat approval to shift lot lines on properties located at 1508 and 1510 Ferguson Avenue, approximately 515 feet northwest of Granny White Pike, zoned R8 and within the Belmont-Hillsboro Neighborhood Conservation District (0.42 acres), requested by Initial Point Land Surveying, Inc., applicant; Wilson James Hubbell and Mathew and Amanda Smith, owners.	18 (Burkley Allen)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
5/25/17	Approved Extension	2013B-037-003	FAWN CROSSING, SECTION 3
5/17/17	Approved Extension	2007B-085-008	RIVENDELL WOODS, PHASE 3
5/30/17	Approved Extension/Reduction	2015B-047-002	VILLAGES OF RIVERWOOD, SECTION 1, PHASE 6C
5/22/17	Approved Extension	2014B-043-003	HALLMARK, SECTION 3
5/17/17	Approved New	2017B-005-001	CAROTHERS CROSSING PHASE 3 SECTION 1
5/31/17	Approved Extension/Reduction	2011B-024-006	BELLE ARBOR, PHASE 1
5/30/17	Approved Extension/Reduction	2016B-035-002	VILLAGES OF RIVERWOOD, SEC 1, PHASE 5A
5/31/17	Approved New	2017B-018-001	WEST SIDE OF CHESTERFIELD AVENUE
5/17/17	Approved Extension	2016B-011-002	VILLAGE 21
5/18/17	Approved Extension/Reduction	2014B-038-004	CHRISTIANSTED VALLEY RESERVE

## Schedule

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

## Grants Update

In 2016, the Planning Department established a grants program to identify additional sources of funding to implement NashvilleNext priorities. MPC will receive quarterly updates on the progress of the grant program, summarized in the table below. The table includes current grants awarded or administered by the department as well as pending and denied proposals. It also includes funding opportunities the department considered, but did not pursue. In some cases, these foregone opportunities will be pursued in future funding rounds. The final portion identifies grant announcements and opportunities expected in the next three months.

Grants Awarded				
Grant	Description/Notes	Award	Anticipated Completion	
NEA - Our Town	Wedgewood Houston Maker District	\$50,000	June 30, 2018	
TDOT - Congestion Mitigation and Air Quality (CMAQ)	Transportation Demand Management	\$1,184,684	June 30, 2020	
Grants Pending				
Grant	Description/Notes	Submitted	Anticipated Notification	Request
NFWF - Resilient Communities	Brown's Creek Greenway Preproposal. If invited full proposal due 7/15/17	03/30/17	June 2017	\$500,000
Enterprise Climate and Cultural	Urban Housing Solutions is Applicant;	03/31/17	June 2017	\$100,000



Resilience	Artists' affordable housing in Madison			
USDOT - Eastern Federal Lands Access Program (FLAP)	Trace Connector multi-use path and Highway 100 road widening to include turn lanes	11/15/16	June 2017	\$483,696
TDOT - Safe Routes to School (SRTS)	Non-infrastructure safety education programs for schools K-8	01/31/17	Summer 2017	\$29,725
Grants Submitted But Not Awarded				
Grant	Description/Notes	Submitted	Notification	Request
Southwest and PPS - Heart of the Community	Creative placemaking in urban core	12/05/16	05/05/17	\$250,000

Grants Evaluated But Not Submitted At This Time		
Grant	Description/Notes	Due
TDEC - Organics Management	Compost expansion. Farmer's Market and Public Works seeking funding.	06/30/17
U.S. Forest Service - National Urban and Community Forestry Challenge Cost-Share Grant Program	Urban and community forestry projects. Must have multi-state or national significance	05/24/17
EPA - Clean Diesel	Vehicle and engine replacement for emission reduction. Forwarded to General Services/Fleet	06/20/17
NPS- Rivers, Trails, Conservation Assistance	Technical assistance to increase open space. Metro Parks expertise too robust. Forwarded to Natchez Trace Parkway Association.	06/30/17
Next Quarter Future Grant Opportunities		
Grant	Description/Notes	Due
FHWA - Advanced Transportation and Congestion Management Technologies Deployment Initiative	MTA Next Generation Fare System with open API to incorporate private transit providers such as ride and bike share.	06/12/17

FTA - Transit Oriented Development Planning Pilot Program	Comprehensive planning to examine ways to improve economic development and ridership, foster multimodal connectivity and accessibility, improve transit access for pedestrian and bicycle traffic, engage the private sector, identify infrastructure needs, and enable mixed-use development near transit stations.	Summer 2017
MPO- Active Transportation Program	Bicycle and Pedestrian infrastructure with an emphasis on safety through design. Full Application expected Summer 2017.	Summer 2017
FTA - Mobility on Demand	Supports transit agencies and communities as they integrate new mobility tools like smart phone apps, bike- and car-sharing, and demand-responsive bus and van services.	Summer 2017
TNECD - Tourism Enhancement Grants	Provide Tourism infrastructure resources. Up to \$50,000 grant, with a match requirement. Investments such as stages, boat ramps, scenic pull-offs	Summer 2017
Partners for Places	Fosters long-term relationships between local government sustainability offices and place-based foundations that make our urban areas more prosperous, livable, and vibrant.	Summer 2017