

# Metropolitan Planning Commission



Staff Reports

**June 8, 2017**



## Metro Planning Commission Meeting of 06/08/2017

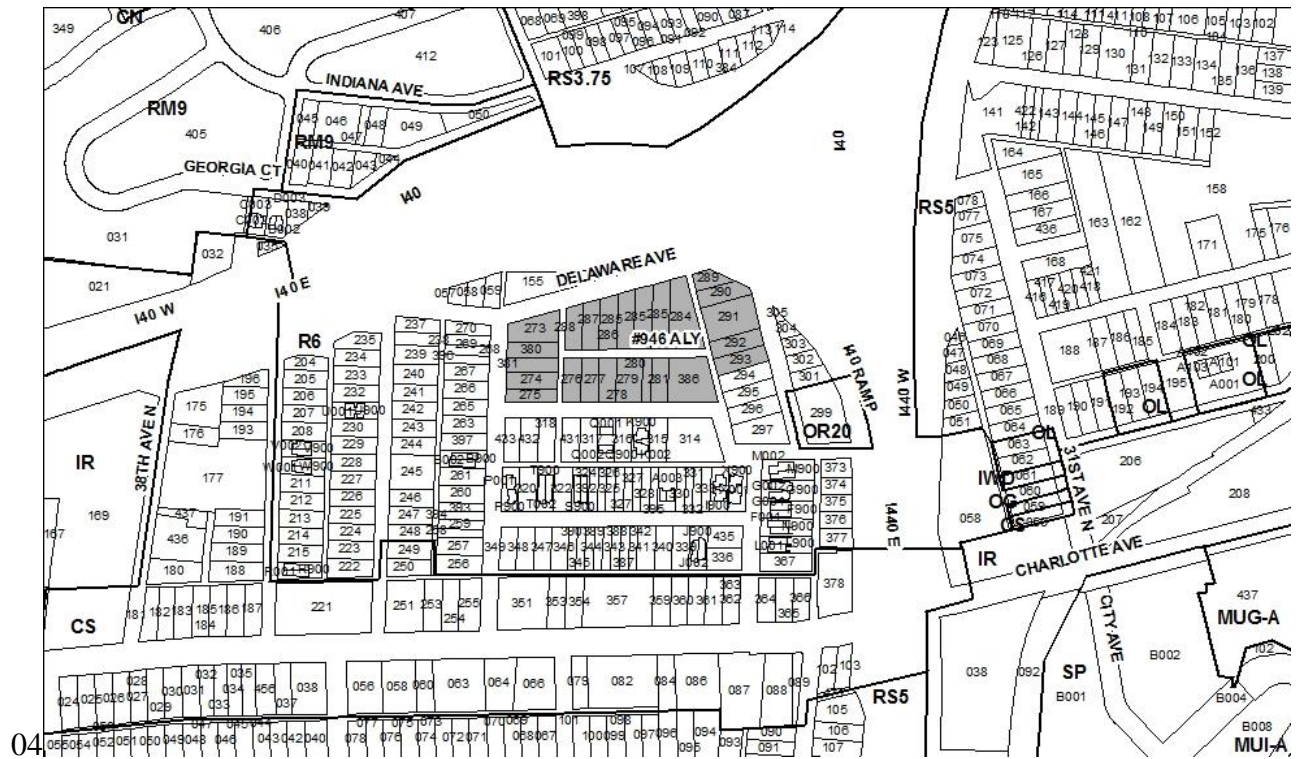
*Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



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# Metro Planning Commission Meeting of 06/08/2017



**2016SP-004-001**

**SKY NASHVILLE**

Map 092-09, Parcel(s) 273-281, 285.01, 285.02, 284-293, 380, 381, 386

07, West Nashville

21 (Ed Kindall)



**Project No.** Specific Plan 2016SP-004-001  
**Project Name** Sky Nashville SP  
**Council District** 21 – Kindall  
**School District** 5 – Buggs  
**Requested by** Dale & Associates, applicant; Hill 33, LLC, owner.

**Deferrals** This item was deferred from the June 23, 2016, July 14, 2016, and August 25, 2016, Planning Commission meetings. A public hearing was held at the July 14, 2016, Planning Commission meeting. New notices were sent and the public hearing is open.

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

**APPLICANT REQUEST**

**Zone change to permit a residential development.**

Preliminary SP

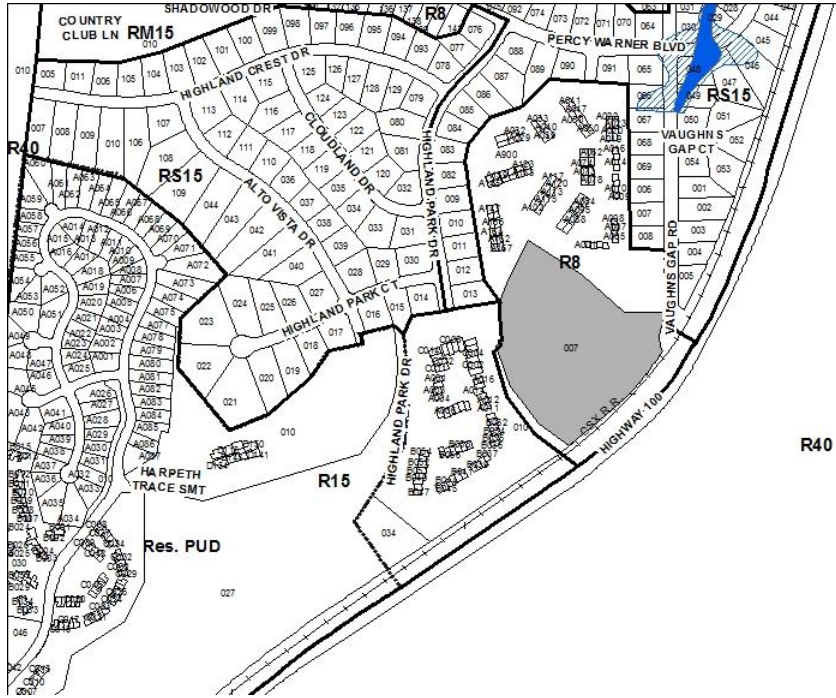
A request to rezone from One and Two-Family Residential (R6) to Specific Plan–Mixed Residential (SP-MR) zoning for various properties located along 33rd Avenue North, 35th Avenue North, Trevor Street, and Delaware Avenue, south of Interstate 40 (4.75 acres), to permit a residential development with a maximum of 123 multi-family units.

**STAFF RECOMMENDATION**

Staff recommends deferral to the June 22, 2017, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 06/08/2017



**2016SP-027-001**  
BOOST COMMONS SP  
Map 143, Parcel(s) 007  
06, Bellevue  
23 (Mina Johnson)



**Project No.** **Specific Plan 2016SP-027-001**  
**Project Name** **Boost Commons SP**  
**Council District** 23 – M. Johnson  
**School District** 8 – Pierce  
**Requested by** Dale & Associates applicant; 11 Vaughn’s Gap RE LLC, owner.

**Deferrals** This request was deferred indefinitely at the June 23, 2016, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Birkeland  
**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**

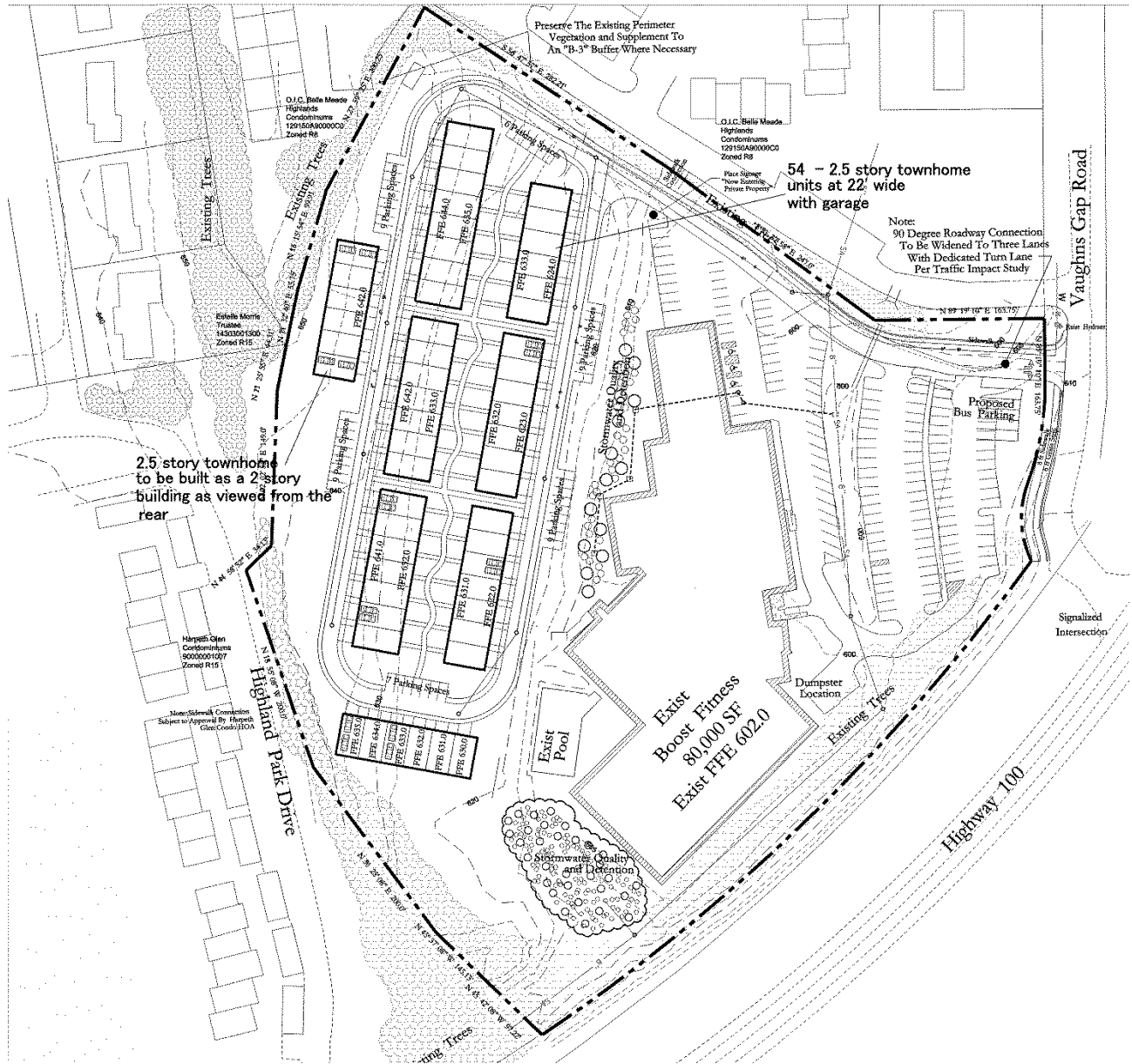
Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition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



# Metro Planning Commission Meeting of 06/08/2017



**Proposed Site Plan**





## Metro Planning Commission Meeting of 06/08/2017

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 along the eastern portion of the site, abutting the existing recreational center. The proposed development does not impact the stream buffer. The proposal is surrounded by existing 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 existing 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



## Metro Planning Commission Meeting of 06/08/2017

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



# Metro Planning Commission Meeting of 06/08/2017

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.



## **Metro Planning Commission Meeting of 06/08/2017**

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.



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# Metro Planning Commission Meeting of 06/08/2017



**2016SP-060-001**  
2021 12<sup>TH</sup> AVENUE NORTH  
Map 081-07, Parcel(s) 103  
08, North Nashville  
02 (DeCosta Hastings)



<b>Project No.</b>	<b>Specific Plan 2016SP-060-001</b>
<b>Project Name</b>	<b>2021 12<sup>th</sup> Avenue North</b>
<b>Council District</b>	8 – Hastings
<b>School District</b>	1 - Gentry
<b>Requested by</b>	4Site, Inc., applicant; L.A.N.D. Group, LLC, owner.
<b>Staff Reviewer</b>	Birkeland
<b>Staff Recommendation</b>	<i>Disapprove</i>

**APPLICANT REQUEST**

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

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan- Residential (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 units.

**Existing Zoning**

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 2 lots with 0 duplex lots for a total of 2 units.*

**Proposed Zoning**

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

**NORTH NASHVILLE COMMUNITY PLAN**

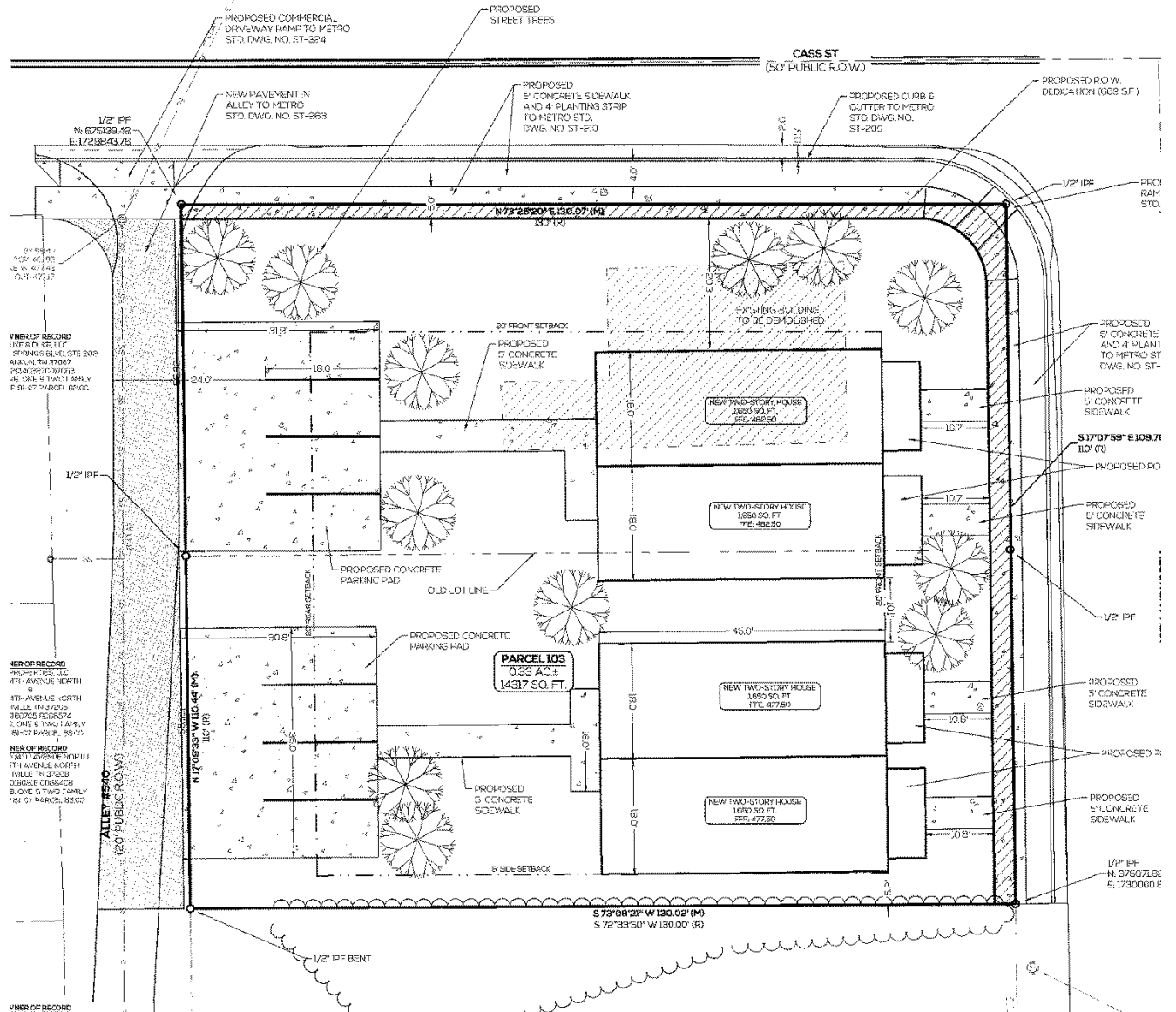
T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character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

Consistent with Policy?

No. The T4 Neighborhood Maintenance policy is intended to preserve the general character of the existing urban neighborhood. The property requested to be rezoned contains a single family residential unit. The proposed zone change would allow four multi-family residential units on this lot. The neighborhood primarily consists of single-family homes with some scattered two-family homes. The plan also proposes a front setback that is inconsistent with the existing development pattern along 12<sup>th</sup> Avenue N. The proposed plan of four residential units it not consistent with the existing character of the area and is not supported by the T4 Neighborhood Maintenance policy.



# Metro Planning Commission Meeting of 06/08/2017



**Proposed Site Plan**





## **Metro Planning Commission Meeting of 06/08/2017**

### **PLAN DETAILS**

The site is located at 2021 12<sup>th</sup> Avenue North, at the southwest corner Cass Street and 12<sup>th</sup> Avenue North. The site is approximately 0.33 acres in size. A single-family home exists on this lot.

#### Site Plan

The plan proposes 4 detached residential units oriented toward 12<sup>th</sup> Avenue North. The proposed buildings are proposed to have a height of 2 stories within 30 feet. The proposed front setback from the porch to the right-of-way line is approximately 10 feet. Existing structures along 12<sup>th</sup> Avenue North typically have a front setback of 25 feet to 35 feet.

Vehicular access is limited to the alley. Parking is located behind the units along the alley. A 5 foot sidewalk 4 foot grass strip is proposed along 12<sup>th</sup> Avenue South and Cass Street meeting the local street standards.

### **ANALYSIS**

The current zoning allows for one and two-family residential uses. However, two-family residential units are permitted only if conditions established within the Metro Code are met. In this instance, the Zoning Administrator has determined that this lot, even if subdivided, would not permit two-family units. The applicant has not proposed a subdivision on this property. The proposed plan would permit a multi-family development on this parcel. Multi-family residential development is not consistent with the existing development in the area which is comprised of single and two-family housing on individual lots.

The proposed zone change is inconsistent with T4 Neighborhood Maintenance Policy. While the existing parcel is larger than most parcels in the neighborhood, if subdivided into two lots, the lots would likely be limited to single-family structures only for a total of 2 units. The proposed zone change would permit four multi-family residential units. Specific Plan zoning districts are used to provide flexibility in design and implement context sensitive development. Specific Plan zoning districts are not intended to circumvent limitations of the Metro Zoning Code. In this case, the proposed plan would allow up to four residential units on the parcel, which is not allowed by the Metro Zoning Code. The proposed setbacks of the units are shallower than the existing homes in the neighborhood. The proposed plan is not context sensitive to the neighborhood and is inconsistent with the T4 Neighborhood Maintenance policy.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approve**

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

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



## Metro Planning Commission Meeting of 06/08/2017

### PUBLIC WORKS RECOMMENDATION

#### Approve with conditions

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

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- Apply to T&P to restrict parking along Cass St frontage.

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 (230)	0.33	7.26 D	2 U	17	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.33	-	5 U	39	4	5

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+3 U	22	2	2

### METRO SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning district could generate no more students than what is typically generated under the existing RS10 zoning district. Students would attend Buena Vista Elementary, John Early Middle School, and Pearl-Cohn 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.



## **Metro Planning Commission Meeting of 06/08/2017**

### **STAFF RECOMMENDATION**

Staff recommends disapproval as the proposal is inconsistent with the T4 Neighborhood Maintenance policy.



# Metro Planning Commission Meeting of 06/08/2017



## 2016SP-098-001

Map 082-03, Parcel(s) 085-086

05, East Nashville

05 (Scott Davis)



**Project No.**  
**Council District**  
**School District**  
**Requested by**

**Specific Plan 2016SP-098-001**  
05 - S. Davis  
5 - Buggs  
Councilmember Scott Davis, applicant; various property owners.

**Deferrals**

This item was deferred at the December 8, 2016, January 23, 2017, February 23, 2017, March 23, 2017, and May 25, 2017, Planning Commission meetings. No public hearing was held.

**Staff Reviewer**  
**Staff Recommendation**

Birkeland  
*Defer to the July 13, 2017, Planning Commission meeting.*

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**APPLICANT REQUEST**  
**Zone change from SP to SP.**

Preliminary SP

A request to rezone from Specific Plan-Residential (SP-R) to Specific Plan-Residential (SP-R) 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**

Staff recommends deferral to the July 13, 2017, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 06/08/2017



**2017SP-005-001**  
THE LIVERY AT 5TH AND MONROE  
Map 082-09, Parcel(s) 292  
8, North Nashville  
19 (Freddie O'Connell)



<b>Project No.</b>	<b>Specific Plan 2017SP-005-001</b>
<b>Project Name</b>	<b>The Livery at 5<sup>th</sup> and Monroe SP</b>
<b>Council District</b>	19 – O’Connell
<b>School District</b>	1 - Gentry
<b>Requested by</b>	Civil-Site Design, applicant; The Livery at 5th & Monroe, owner.

**Deferrals** This item was deferred at the February 9, 2017, March 9, 2017, and May 11, 2017, Planning Commission meetings. No public hearing was held.

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

**APPLICANT REQUEST**

**Rezone to SP to permit a mixed-use development.**

Preliminary SP

A request to rezone from Mixed Use Neighborhood (MUN) to Specific Plan–Mixed Use (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.

**Existing Zoning**

Mixed Use Neighborhood (MUN) is intended for a low intensity mixture of residential, retail, and office uses.

**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 banquet/meeting area, all uses allowed in MUN and residential uses.

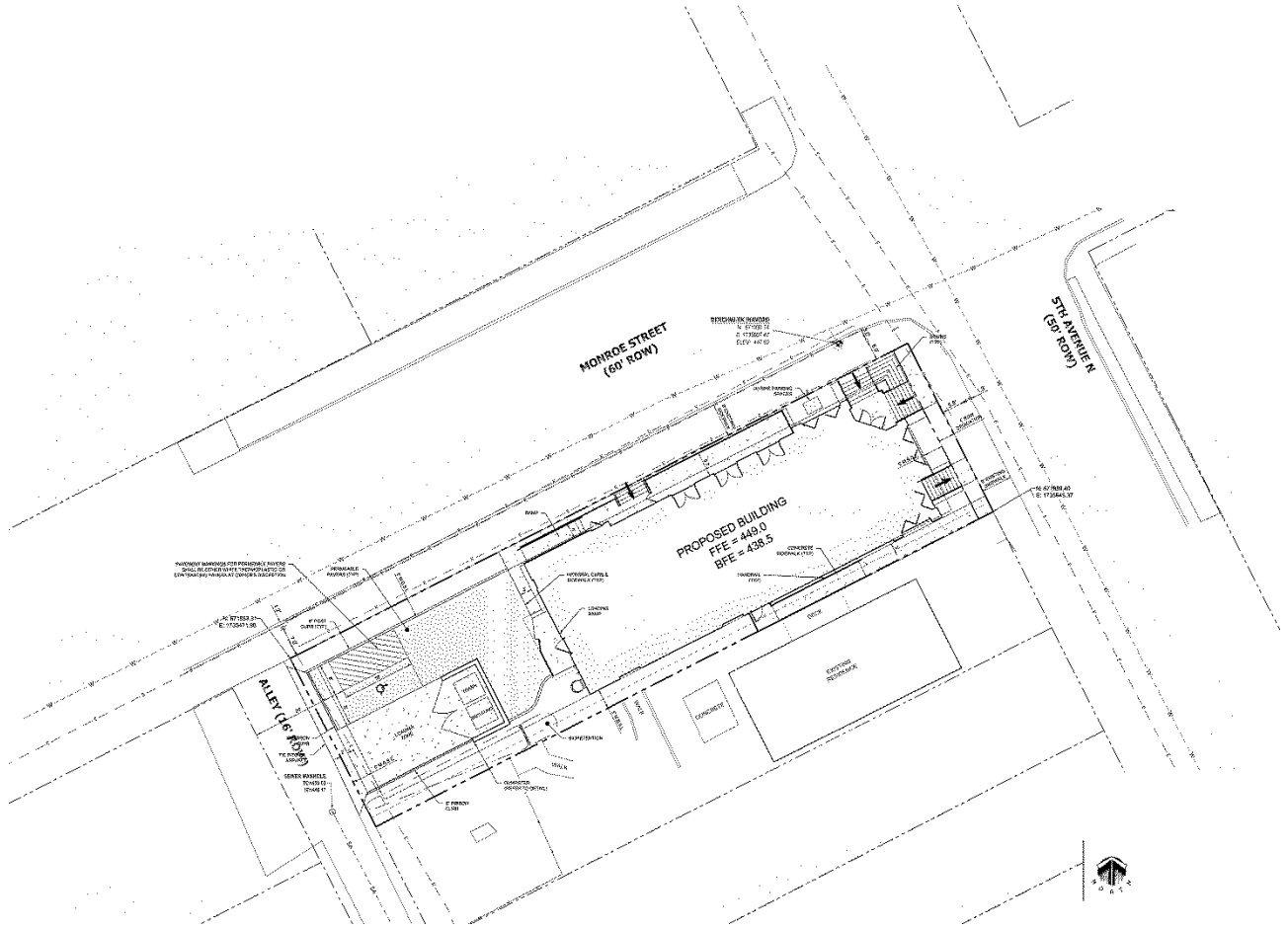
**CRITICAL PLANNING GOALS**

- Supports Infill Development

Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The project proposes development on an infill site.



# Metro Planning Commission Meeting of 06/08/2017



**Proposed Site Plan**





## Metro Planning Commission Meeting of 06/08/2017

### **NORTH NASHVILLE COMMUNITY PLAN**

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed, use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit.

#### Consistent with Policy?

Yes. The rezoning is consistent with the T4 Urban Mixed Use Neighborhood policy. The proposed zoning allows for a mixture of uses, including commercial and residential, with building placement and bulk standards designed to create walkable neighborhoods.

### **PLAN DETAILS**

The site is located at 1235 5<sup>th</sup> Avenue North, at the southeast corner of 5th Avenue North and Monroe Street. The site is approximately 0.19 acres in size and is currently vacant.

#### Site Plan

The plan proposes a mixed use development allowing for banquet/meeting/event space, all uses allowed in MUN zoning, except alternative financial services, rehabilitation services and beer and cigarette market. This plan also permits a maximum of five residential units. The plan identifies that the banquet/meeting/event space uses will be located on the first and second floors. Building height is limited to 3 stories within 45 feet. The restaurant/bar use will be located in the basement. If in the future the second floor is no longer used for banquet/meeting uses, it could be converted to residential. The proposed development includes a maximum of 10,000 square feet of non-residential uses.

The site has frontage along 5<sup>th</sup> Avenue North and Monroe Street. The proposed plan is surrounded by single-family residential uses to the south and across Monroe Street to the north. A manufacturing use is located northeast of the site and multi-family residential uses are across 5<sup>th</sup> Avenue North to the east of the site. Vehicular access is limited to the alley along the western property line. Parking will be off-site per the parking study. Valet services will be used for the proposed uses. Details for parking will be submitted with the final SP.

There are existing eight foot wide brick sidewalks along 5<sup>th</sup> Avenue North and Monroe Street. The Major and Collector Street Plan requires an eight foot sidewalk and four foot planting strip along 5<sup>th</sup> Avenue North. Local street standards require Monroe Street to have a minimum five foot sidewalk and four foot planting strip. The plan proposes to keep the eight foot brick sidewalks on both streets. It should be noted that there are two existing power poles located along the site frontage, one located on 5<sup>th</sup> Avenue North and one located on Monroe Street. The passable sidewalk on Monroe Street will narrow to five feet at the pole location and along 5<sup>th</sup> Avenue North to five feet 8 inches at the pole location. Instead of installing a planting strip, four feet of right-of-way will be dedicated along 5<sup>th</sup> Avenue North. With this dedication and placement of the proposed building, the plan provides for an improved pedestrian realm while retaining the brick sidewalks often found in the Germantown area.



## **Metro Planning Commission Meeting of 06/08/2017**

### **ANALYSIS**

The plan is consistent with the goals of the T4 Urban Mixed Use Neighborhood Policy. The proposed mixed use building will serve the existing mixture of uses along Monroe Street and within the Germantown area. The existing brick sidewalks will remain along 5<sup>th</sup> Avenue North and Monroe Street preserving the unique character of the Germantown area.

### **HISTORIC ZONING COMMISSION RECOMMENDATION**

#### **Approve with conditions**

- The MHZC approved the design of the building in May 2014. Any alterations to the design will need to be reviewed by the MHZC.

### **MDHA RECOMMENDATION**

#### **Approve**

- Approved on November 1, 2016.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approve**

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

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

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve with conditions**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Comply with MPW Traffic Engineer conditions
- Prior to building permit approval submit copies of the ROW dedications.
- All power poles, fire hydrants, signs, etc. are to be located within the furnishing zone.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

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

- Any valet stand for the site shall be located along the site's frontage on Monroe Street. Developer shall apply to MPW Traffic and Parking staff for a valet zone.
- The developer has negotiated with St. Mark's Missionary Baptist Church on 6th Ave North. The parking lot is unstriped but has a capacity of approximately 50 vehicles. During the valet operations for The Livery at 5th and Monroe, a clockwise path between the valet stand and the



## Metro Planning Commission Meeting of 06/08/2017

parking lot shall be established using Madison Street and 6th Avenue North in order to minimize the site's impact on Jefferson Street during the PM peak hours of a typical weekday.

- Because the existing parking lot at St. Mark's has fewer than 135 parking spaces, an additional 85 off-site parking spaces shall be identified within the immediate vicinity of the project site in order to accommodate the 135 vehicles expected to arrive at the restaurant and event space during periods of full capacity. Specifically, adequate parking shall be identified in order to minimize the impact on existing on-street parking that is currently available for residential land use in the immediate vicinity of the project site. Additional TIS analysis may be required based on parking location and valet circulation path.
- The maximum occupancy of the three-story building shall not exceed 333 guests. SP Plans shall include a note limiting total guests for banquet and special events and restaurant use to 333.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.19	0.6 F	4,965 SF	251	12	34

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.19	-	10,000 SF	466	16	46

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-family (220)	0.19	-	5 U	34	3	4

Traffic changes between maximum: **MUN and SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+249	+7	+16

### METRO SCHOOL BOARD REPORT

**Projected student generation existing MUN district: 0 Elementary 0 Middle 0 High**

**Projected student generation proposed SP-MU district: 0 Elementary 0 Middle 0 High**

The proposed SP-MU zoning district could generate no more students than what is typically generated under the existing MUN zoning district. Students would attend Buena Vista Elementary, John Early Middle School, and Pearl-Cohn 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.

### STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.



## Metro Planning Commission Meeting of 06/08/2017

### CONDITIONS

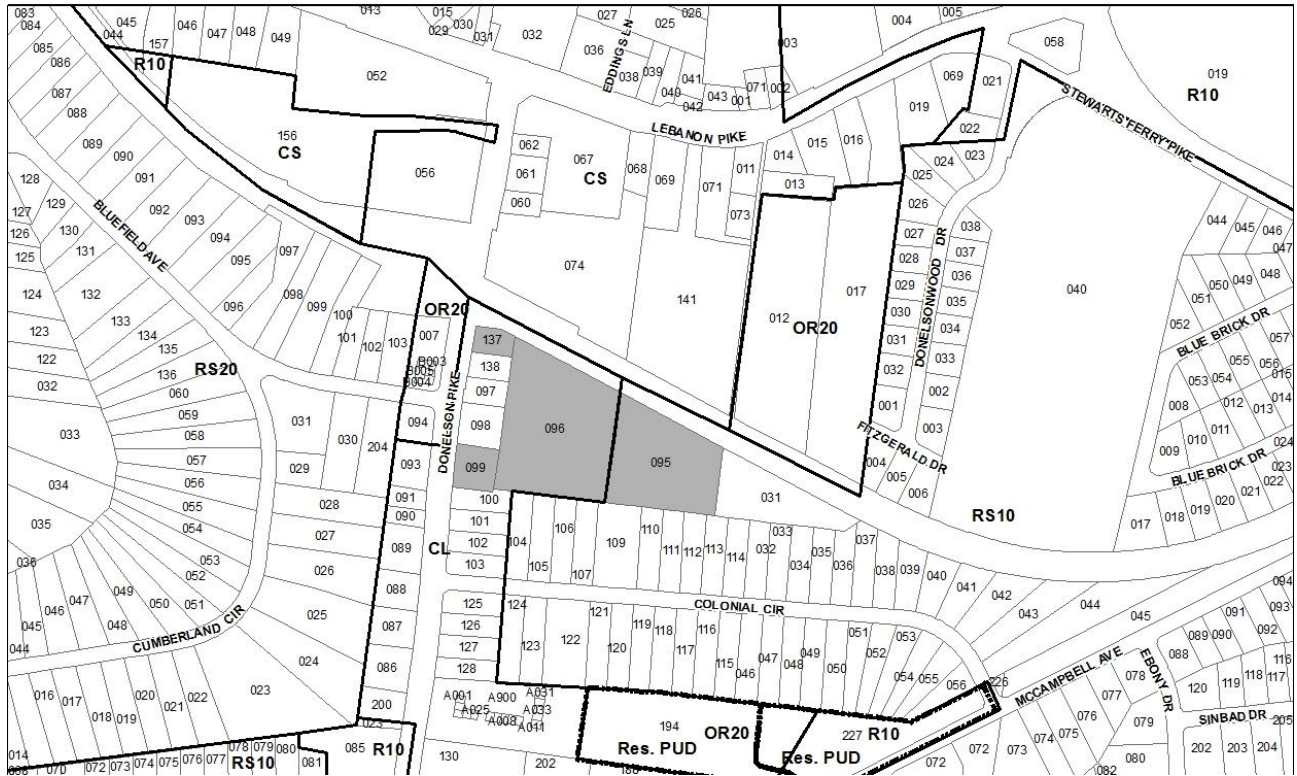
1. Permitted land uses include all uses allowed in the MUN zoning district, except alternative financial services, and beer and cigarette market and a maximum of 5 multi-family units.
2. Height for the building is limited maximum to 3 stories in 45 feet, to the roofline.
3. The final site plan shall 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.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. 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.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 06/08/2017



**2017SP-033-001**  
DONELSON STATION SP  
Map 096-01, Parcel(s) 137  
Map 096-05, Parcel(s) 095-096, 099  
14, Donelson-Hermitage-Old Hickory  
15 (Jeff Syracuse)



**Project No.** Specific Plan 2017SP-033-001  
**Project Name** Donelson Station SP  
**Council District** 15 – Syracuse  
**School District** 4 – Shepherd  
**Requested by** Ragan-Smith and Associates, applicant; Harold Deal, Donelson-Hermitage Chamber of Commerce, Pratap and Bharati Kakkad and Rondol and Mary Oakley, owners.

**Deferrals** This item was deferred at the May 25, 2017, Planning Commission meeting. No public hearing was held.

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

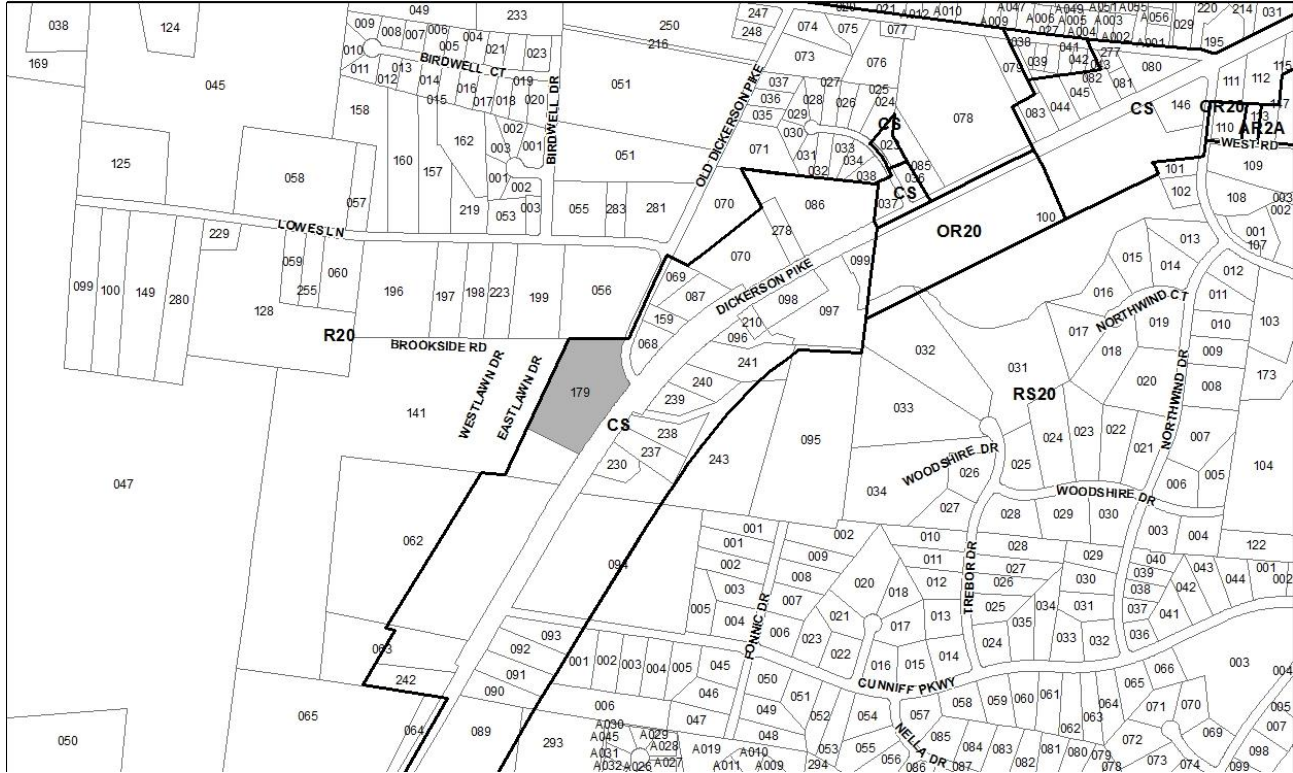
**APPLICANT REQUEST**  
**Permit 208 multi-family units and commercial space.**

Preliminary SP  
 A request to rezone from Commercial Limited (CL) and Single-Family Residential (RS10) to Specific Plan–Mixed Use (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 units and commercial space.

**STAFF RECOMMENDATION**  
 Staff recommends deferral to the June 22, 2017, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 06/08/2017



## 2017SP-038-001

1339 SOUTH DICKERSON PIKE SP

Map 033, Parcel(s) 179

02, Parkwood-Union Hill

03 (Brenda Haywood)





**Project No.** Specific Plan 2017SP-038-001  
**Project Name** 1339 South Dickerson Pike SP  
**Council District** 03- Haywood  
**School District** 3- Speering  
**Requested by** Dale and Associates, applicant; SC2 Properties, LLC, owner.

**Deferrals** This item was deferred at the May 25, 2017 Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Burse  
**Staff Recommendation** *Defer Indefinitely.*

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**APPLICANT REQUEST**

Zone change to permit 10,800 square feet of bus service/repair and 6,000 square feet of office.

Preliminary SP

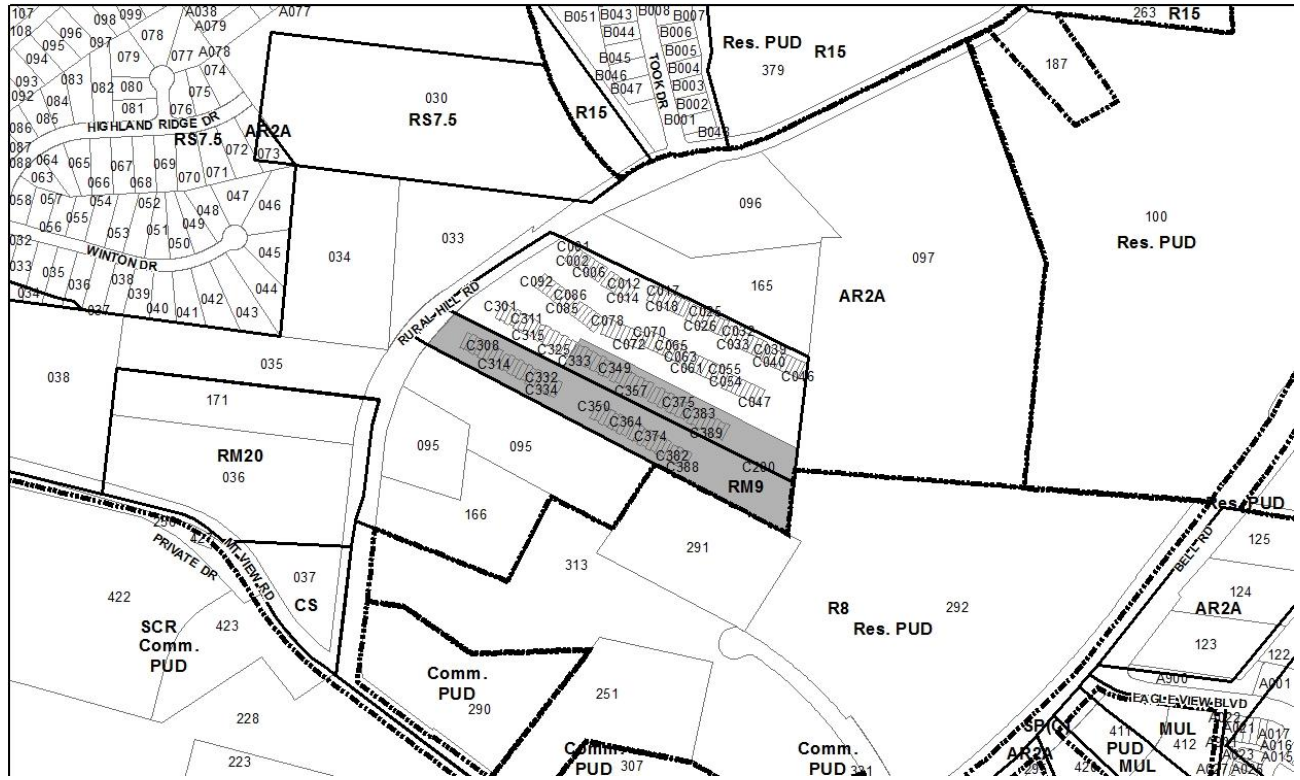
A request to rezone from CS to SP-MU zoning on property located at 1339 Dickerson Pike, at the corner of Dickerson Pike and Old Dickerson Pike (4.93 acres), to permit 10,800 square feet of bus service/repair and 6,000 square feet of office.

**STAFF RECOMMENDATION**

Staff recommends indefinite deferral at the request of the applicant.



# Metro Planning Commission Meeting of 06/08/2017



**2017SP-041-001**  
**AUTUMN RIDGE RURAL HILL SP**  
Map 163-02-0-C, Various Parcels  
13, Antioch – Priest Lake  
32 (Jacobia Dowell)



**Project No.** Specific Plan 2017SP-041-001  
**Project Name** Autumn Ridge Rural Hill SP  
**Council District** 32 – Dowell  
**School District** 6 – Hunter  
**Requested by** Councilmember Jacobia Dowell, applicant; Ashraf W. Mannan and Mecheal A. Faltas, owners.

**Deferrals** This item was deferred at the May 25, 2017, Planning Commission meeting. No public hearing was held.

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

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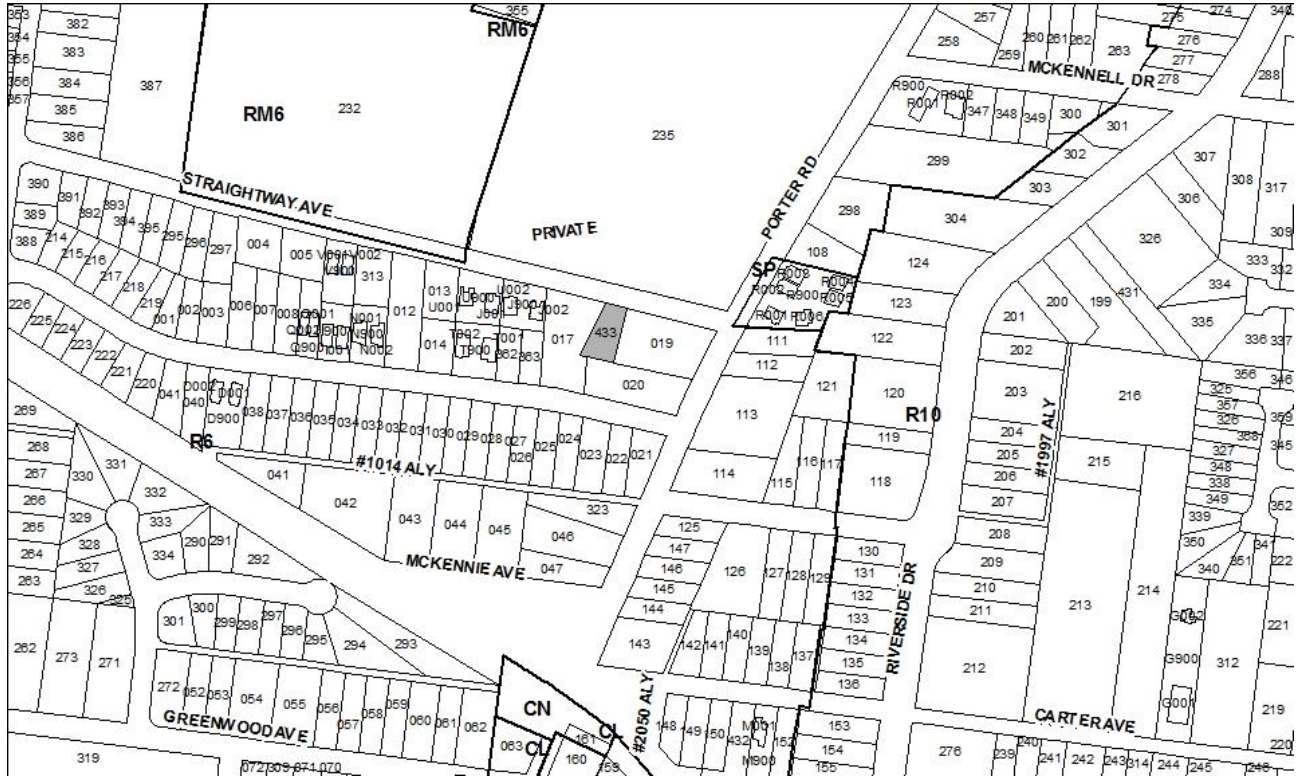
**APPLICANT REQUEST**  
**Zone change from RM9 and RM20 to SP-R.**

Preliminary SP  
 A request to rezone from Multi-Family Residential (RM9) and Multi-Family Residential (RM20) to Specific Plan – Residential (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.

**STAFF RECOMMENDATION**  
 Staff recommends deferral to the June 22, 2017, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 06/08/2017



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



**Project No.** Final Plat 2015S-165-001  
**Project Name** 2044 Straightway  
**Council District** 06 - Withers  
**School District** 5 - Buggs  
**Requested by** Dale and Associates, Inc., applicant; D222, LLC, owner.

**Deferrals** This item was deferred at the May 25, 2017, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Birkeland  
**Staff Recommendation** Disapprove.

**APPLICANT REQUEST**

**Create one lot.**

Final Plat

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

**Existing Zoning**

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

**PLAN DETAILS**

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

Section 3-5.2 of the Subdivision Regulations requires that newly created lots in areas that are previously subdivided and predominately developed must be comparable to surrounding lots in regards to frontage and area. The proposed lot does not meet the compatibility requirement for area or frontage. The applicant requests approval under Section 3-5.2(f) of the Subdivision Regulations, under which the Planning Commission may grant approval of a subdivision that does not meet the compatibility criteria, if the subdivision can provide for harmonious development within the community.

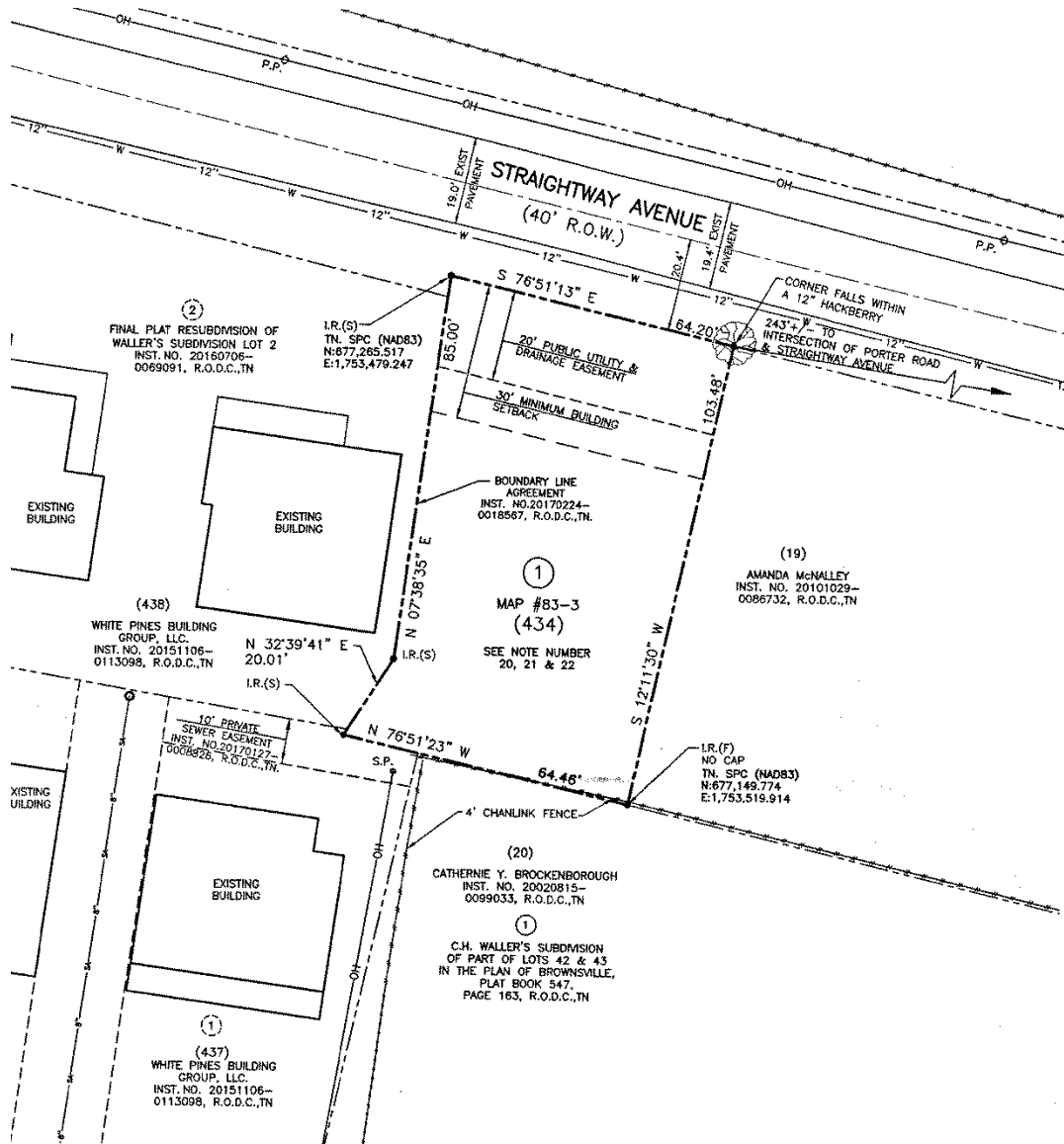
**Proposed Lot:**

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

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



# Metro Planning Commission Meeting of 06/08/2017



**Proposed Subdivision**



## Metro Planning Commission Meeting of 06/08/2017

### ANALYSIS

#### Lot Compatibility

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

#### Zoning Code

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

#### Street Frontage

The lot has frontage on a public street.

#### Community Character

Lot frontage: The proposed lot must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. The proposed lot does not meet the required frontage.

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

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

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

Street Setback: Lot 1 shall have a minimum building setback of 30 feet, consistent with the neighboring houses.

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

#### Harmony of Development

The proposed subdivision does not meet the Community Character criteria. However, the Planning Commission may grant approval if it determines that the subdivision provides for harmonious development of the community. In this case, the applicant has proposed conditions to attempt to meet this provision: limiting height to a maximum of two stories within 35 feet as measured to the roofline, a minimum building setback of 30 feet, and requiring a raised foundation of 18 to 36 inches for residential structures. While the proposed conditions may move this proposal closer to a harmonious development, a duplex development may not be appropriate for this site, given its constrained size and configuration. For example, given the limited lot width, parking pads located



## **Metro Planning Commission Meeting of 06/08/2017**

in front of the units is likely. While this neighborhood has historically included some front loaded parking pads, these elements are discouraged today to meet streetscape goals and to avoid pedestrian and vehicular conflicts. Less intensity, such as a single family structure, may be more appropriate.

### **FIRE MARSHAL RECOMMENDATION** N/A

### **PUBLIC WORKS RECOMMENDATION** **Approve with conditions**

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

### **STORMWATER RECOMMENDATION** **Approve**

### **TRAFFIC & PARKING RECOMMENDATION** **No exception taken**

### **WATER SERVICES RECOMMENDATION** **Approve with conditions**

- The land development project on this site is subject to the installation, operation, and maintenance agreements found within Instrument # 20170127-0008826, and within the sewer variance approved by Metro Water for 2044 Straightway Avenue.”

### **STAFF RECOMMENDATION**

Staff recommends disapproval as the proposed lot does not meet Subdivision Regulations.





**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 06/08/2017



**2017S-068-001**  
**CROLYWOOD SUBDIVISION BLOCK K LOT 6**  
Map 091-13, Parcel(s) 229  
07, West Nashville  
20 (Mary Carolyn Roberts)



**Project No.** Final Plat 2017S-068-001  
**Project Name** Crolywood Subdivision Block K Lot 6  
**Council District** 20 –Roberts  
**School District** 9 - Frogge  
**Requested by** Cherry Land Surveying, Inc., applicant; Lightfoot Graham Development, LLC, owner.

**Deferrals** This item was deferred at the May 11, 2017, and May 25, 2017, Planning Commission meetings. No public hearing was held.

**Staff Reviewer** Rickoff  
**Staff Recommendation** Disapprove.

**APPLICANT REQUEST**

**Request for final plat approval to create two lots.**

Final Plat

A request for final plat approval to create two lots on property located at 426 Croley Drive, at the corner of O'Brien Avenue and Croley Drive, zoned One and Two-Family Residential (R8) (0.41 acres).

**Existing Zoning**

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.45 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units, based on the acreage only. However, application of the Subdivision Regulations would result in fewer units on this property. A final determination on duplex eligibility is made by Codes.*

**WEST NASHVILLE COMMUNITY PLAN**

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

**PLAN DETAILS**

This request is for final plat approval to create two lots on property located at 426 Croley Drive. The existing lot is 17,664 square feet (0.41 acres) and currently contains one single family dwelling unit. The proposed plat would subdivide one parcel into two lots as follows:

- Lot A: 8,832 SF (0.205 acres) and 47.31 feet of frontage
- Lot B: 8,832 SF (0.205 acres) and 47.34 feet of frontage





## Metro Planning Commission Meeting of 06/08/2017

There are no sidewalks along Croley Drive or O'Brien Avenue. If the final plat is approved, the applicant has elected to pay the fee-in-lieu of constructing sidewalks.

### **ANALYSIS**

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

#### Zoning Code

The proposed lots meet the minimum standards of the R8 zoning district.

#### Street Frontage

Both proposed lots have frontage on a public street.

#### Community Character

Section 3-5.2.d of the Subdivision Regulations requires that newly created lots in areas that are previously subdivided and predominately developed must be comparable to the surrounding lots in regards to frontage, area, setback, and orientation. For the purposes of this analysis, "surrounding parcels" is defined by the Subdivision Regulations as the five R, RS, AR2A, or AG parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same blockface, whichever is less.

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

In this instance, there are no surrounding parcels to the north because the block face ends at the subject property. Therefore, the 5 surrounding parcels to the south are reviewed for compatibility. Along Croley Drive, lots created must have frontage at least equal to 55.35 feet. The proposed lots have 47.31 and 47.34 feet of frontage and do not meet compatibility requirements for frontage.

<b>Lot A Frontage</b>	
Proposed Frontage	47.31 ft.
<b>Minimum Frontage</b>	<b>55.35 ft.</b>
70% Average	41.35 ft.

<b>Lot B Frontage</b>	
Proposed Frontage	47.34 ft.
<b>Minimum Frontage</b>	<b>55.35 ft.</b>
70% Average	41.35 ft.

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

In this instance, there are no surrounding parcels to the north because the block face ends at the subject property. Therefore, the 5 surrounding parcels to the south are reviewed for compatibility. Along Croley Drive, lots created must be equal to 8,276 square feet (0.19 acres). The proposed lots are 8,832 square feet and meet compatibility requirements for lot area.



## Metro Planning Commission Meeting of 06/08/2017

<b>Lot A and B Size</b>	
Proposed Size	8,832 SF
<b>Minimum Size</b>	<b>8,276 SF</b>
70% Average	6,586 SF

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

Lot orientation: Orientation of the proposed lots shall be consistent with the surrounding parcels.

### Analysis

Based on the Subdivision Regulation's criteria for determining compatibility for infill subdivisions, neither of the proposed lots meets the frontage requirements of the surrounding lots. However, the Planning Commission may grant approval if it determines that the subdivision is generally compatible with the larger area.

The existing lot continues the development pattern of the properties along the same blockface to the south along Croley Drive. The applicant seeks to construct duplexes on the lots created by the proposed subdivision. The impact of a duplex or two-family unit on each lot, coupled with lot frontages that do not meet the minimum frontage requirement, is not consistent with the established single-family character of the surrounding area. Staff does not find that the proposed subdivision is generally in character with the surrounding residential development pattern south of O'Brien Avenue.

The applicant requests approval under Section 3-5.2 of the Subdivision Regulations, which states that when surrounding parcels do not meet the criteria to be used in the analysis, the Planning Commission may grant an exception to the compatibility requirement by considering whether the subdivision can provide for the harmonious development of the community. The applicant has proposed additional conditions to attempt to meet the harmonious development provision: limiting building height to a maximum of 30 feet, limiting exterior materials to hardy plank and/or brick, and limiting garage access to the rear only provided through a shared access drive off of O'Brien Avenue. The Planning Commission may grant an exception to the compatibility criteria by considering a larger area to evaluate general compatibility, if it finds it appropriate.

### **FIRE MARSHAL RECOMMENDATION**

N/A

### **STORMWATER RECOMMENDATION**

Approve

### **PUBLIC WORKS RECOMMENDATION**

Approve with conditions

- If sidewalks are required by Planning:
  - On the plat show and label curb and gutter, the required grass strip, and sidewalk per Planning Department Dimensions. Each element must be dimension and labeled 'Proposed'.
  - Show any above ground utilities that will conflict with said improvements. Vertical obstructions in the sidewalk are not allowed.



## **Metro Planning Commission Meeting of 06/08/2017**

- Add a note stating 'Sidewalk construction plans must be submitted to and approved by Public Works prior to initiating any sidewalk work.'
- Or, pay the sidewalk in-lieu fee if applicable – coordinate with Planning.

### **TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

### **WATER SERVICES RECOMMENDATION**

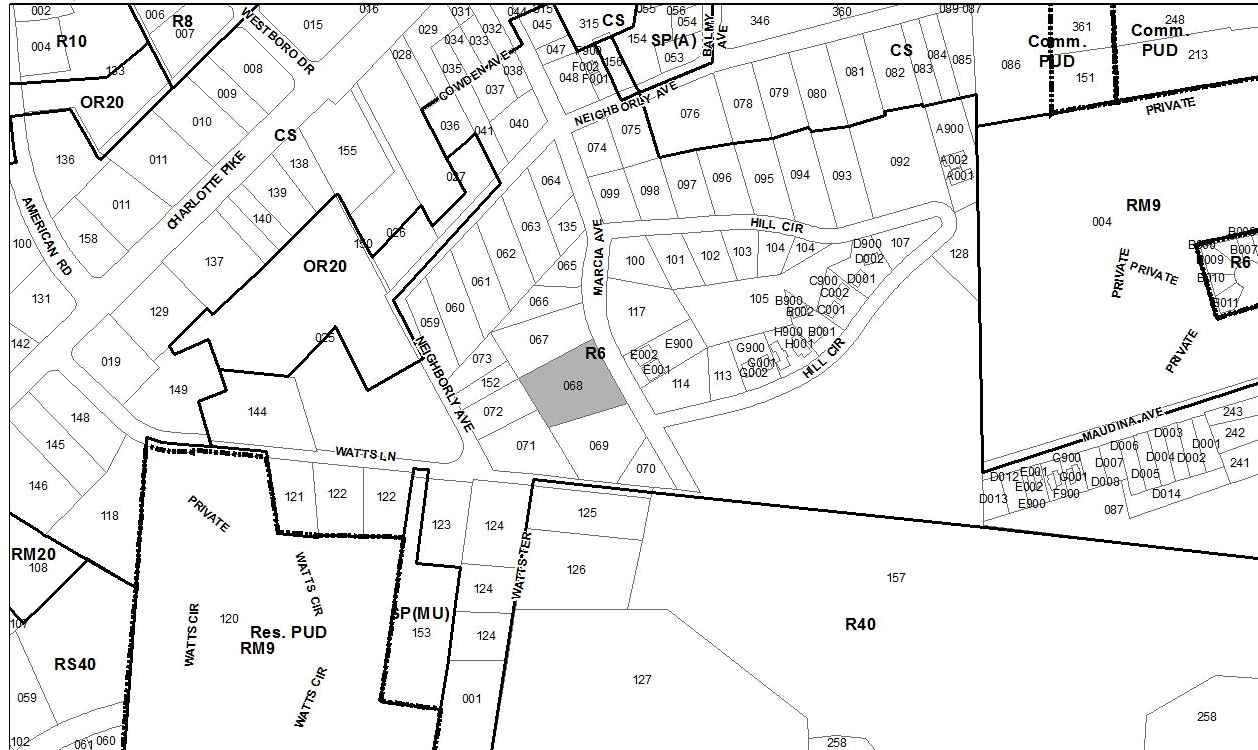
**Approve**

### **STAFF RECOMMENDATION**

Staff recommends disapproval as the proposed subdivision does not provide for harmonious development within the community.



# Metro Planning Commission Meeting of 06/08/2017



## 2017S-082-001

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

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

07, West Nashville

20 (Mary Carolyn Roberts)





**Project No.**  
**Project Name**

**Final Plat 2017S-082-001**  
**Resubdivision of Lots 3 & 4 on the Plat Showing the**  
**Division of the John B Cowden Property**

**Council District**  
**School District**  
**Requested by**

05- Roberts  
9 – Frogge  
Clint T. Elliott Surveying, applicant; James and Jessica  
McCoy, owners.

**Deferrals**

This item was deferred at the April 27, 2017, and May 25,  
2017, Planning Commission meetings. No public hearing  
was held.

**Staff Reviewer**  
**Staff Recommendation**

Burse  
*Defer to the June 22, 2017, Planning Commission meeting.*

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**APPLICANT REQUEST**

**Final plat approval to create three lots.**

Final Plat

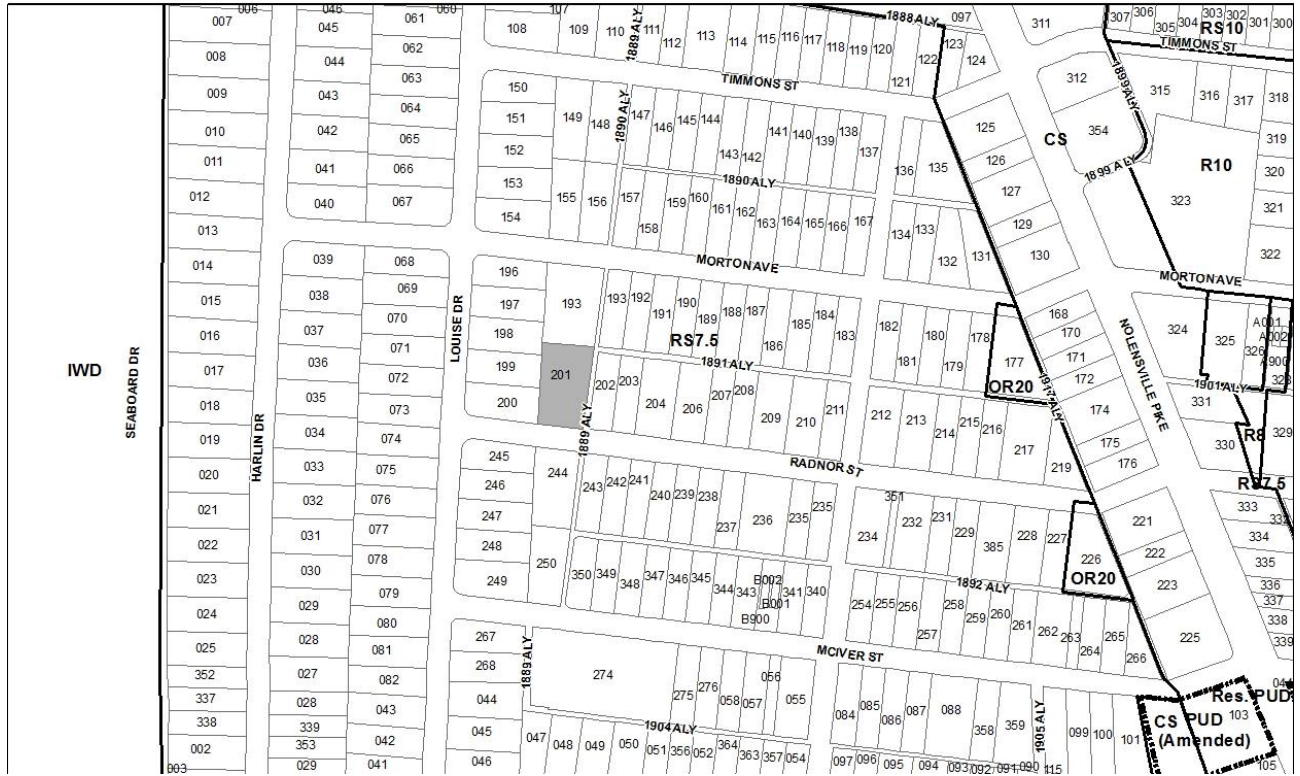
A request for final plat approval to create three lots on property located at 227 Marcia Avenue, approximately 545 feet south of Neighborly Avenue, zoned One and Two-Family Residential (R6) (0.91 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the June 22, 2017, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 06/08/2017



**2017S-111-001**

**H.G. MCNABB SUBDIVISION RESUB OF RESERVED TRACT**

Map 119-13, Parcel(s) 201

11, South Nashville

16 (Mike Freeman)



**Project No.** **Final Plat 2017S-111-001**  
**Project Name** **H.G. McNabb Subdivision Resub of Reserved Tract**  
**Council District** 16 - Freeman  
**School District** 7 - Pinkston  
**Requested by** James Terry & Associates, applicant; Larry Everett, owner.

**Deferrals** This item was deferred at the May 11, 2017, and May 25, 2017, Planning Commission meetings. No public hearing was held.

**Staff Reviewer** Napier  
**Staff Recommendation** *Defer to the June 22, 2017, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all agencies, staff recommends removal of the reserve status and approval with conditions.*

**APPLICANT REQUEST**

**Final plat approval to create two lots.**

Final Plat

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 Single-Family Residential (RS7.5) (0.42 acres).

**Existing Zoning**

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. *RS7.5 would permit a maximum of 2 lots.*

**SOUTH NASHVILLE COMMUNITY PLAN**

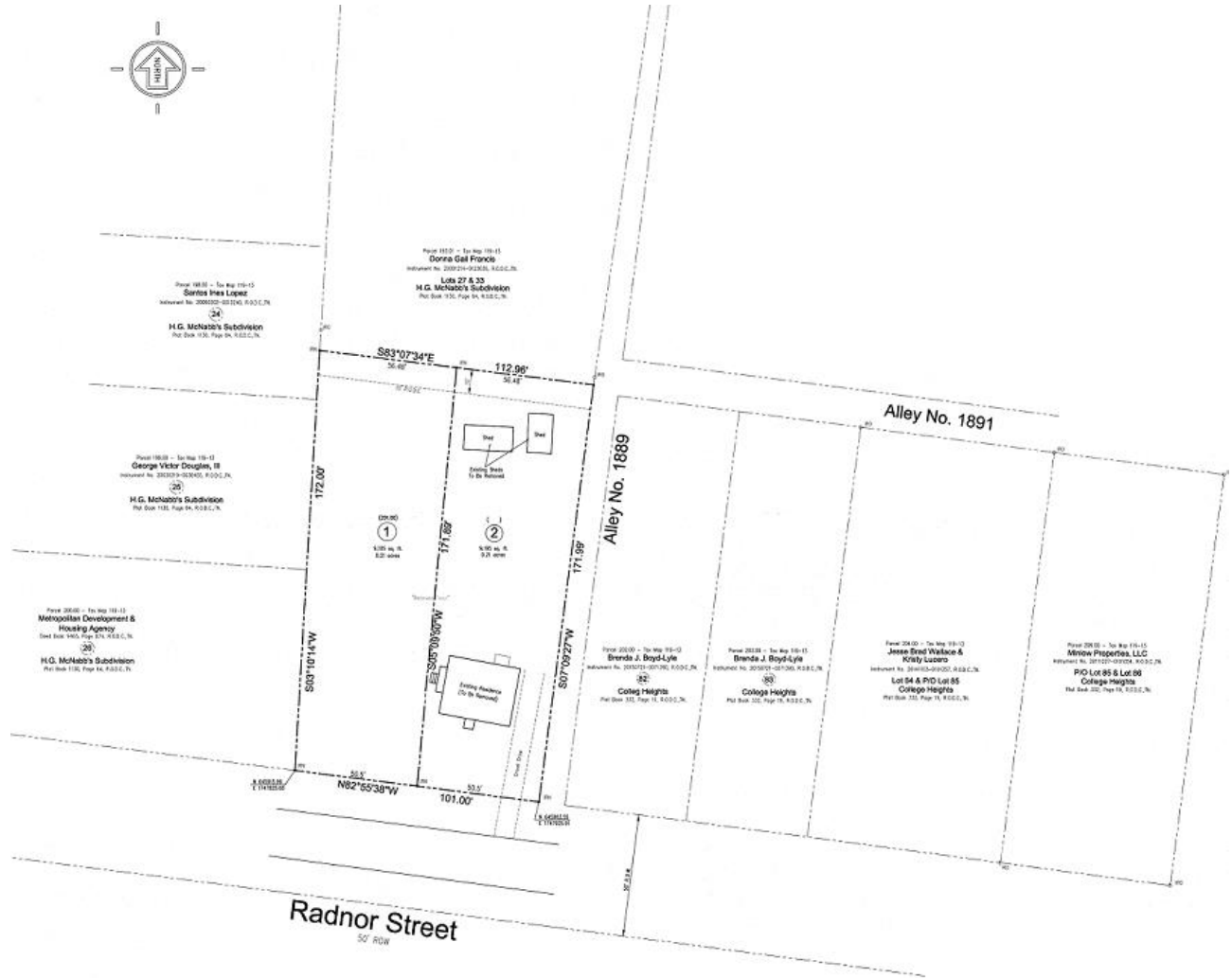
T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character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

**PLAN DETAILS**

This request is to remove reserve parcel status and for final plat approval to create two lots for property located at 522 Radnor Street. This parcel currently contains one single-family dwelling unit and is approximately 0.42 acres in size.



# Metro Planning Commission Meeting of 06/08/2017



Proposed Final Plat



## Metro Planning Commission Meeting of 06/08/2017

### ANALYSIS

This proposal includes two parts: removal of reserve status and approval of a final plat to create two lots.

#### Reserve Status

Section 2-8.1 of the Subdivision Regulations establishes criteria for removing the reserve status on property. The original plat designating reserve status did not specify why the parcel was being held in reserve; therefore, the Planning Commission must approve removal. In determining whether to remove the reserve status the Planning Commission shall consider the following:

- That the parcel fits into the character of the area and is consistent with the general plan
- That all minimum standards of the Zoning Code are met
- That the parcel has street frontage
- That the current standards of all reviewing agencies are met

Staff finds that removal of the reserve status fits the character of the area and is consistent with the Neighborhood Maintenance policy established by the general plan. The lot meets all minimum standards of the Zoning Code and has street frontage. At this time, there are outstanding agency reviews.

#### Infill Review

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

#### Zoning Code

The proposed lots meet the minimum standards of the RS7.5 zoning district.

#### Street Frontage

The proposed lots have frontage on a public street.

#### Community Character

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

There are no surrounding lots as defined by the Subdivision Regulations with which to compare the proposed lots.

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

There are no surrounding lots as defined by the Subdivision Regulations with which to compare the proposed lots.

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



## **Metro Planning Commission Meeting of 06/08/2017**

### **Harmonious Development**

Where surrounding parcels do not exist, the Planning Commission may grant an exception to the compatibility criteria by considering a larger area to evaluate general compatibility. The Planning Commission determines if the subdivision can provide for the harmonious development of the area.

While there are no surrounding lots as defined by the Subdivision Regulations, if the adjacent lots east of the alley right of way are used for comparison, the lots would meet the compatibility requirements for an infill subdivision. Staff finds that the lots resulting from the proposed final plat are harmonious with the surrounding lots by providing a consistent lot pattern and orientation when compared to the existing lots within the neighborhood.

### **FIRE DEPARTMENT RECOMMENDATION**

- N/A

### **STORMWATER RECOMMENDATION**

**Approve**

### **WATER SERVICES**

#### **Returned for corrections**

- Show the PRV Note, and the minimum sewer FFE's on the plat, as marked.
- The required capacity fees must be paid prior to plat approval (see MWS letter to White Pines Building Group, dated 4/18/2017, for details).

### **PUBLIC WORKS RECOMMENDATION**

**Approve**

### **TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

### **STAFF RECOMMENDATION**

Staff recommends deferral to the June 22, 2017, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all agencies, staff recommends removal of the reserve status and approval with conditions.

### **CONDITIONS (if approved)**

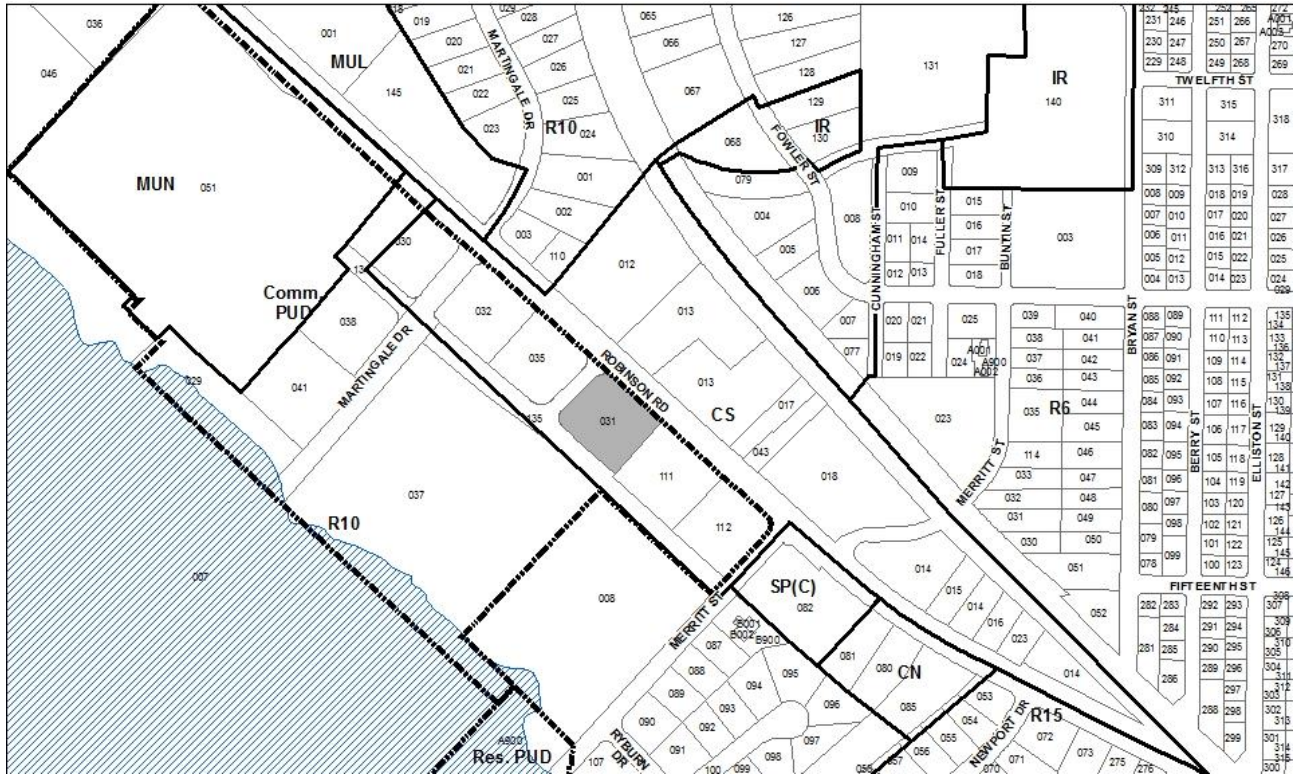
1. Sidewalks are required along Radnor Street frontage of the proposed subdivision. Prior to final plat recordation, one of the options must be chosen related to the required sidewalks:
  - a. Submit a bond application and post a bond with the Planning Department,
  - b. Construct sidewalk and have it accepted by Public Works,
  - c. Submit contribution in-lieu of construction to the Planning Department for the linear feet of frontage (101 linear feet) to Pedestrian Benefit Zone 5-B. The rate of payment shall be as currently set by the Department of Public Works, or
  - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Planning Department and the Public Works Department.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 06/08/2017



**103-79P-005**  
RIVERFRONT SHOPPING CENTER LOT 4  
Map 053, Parcel(s) 031  
14, Donelson – Hermitage-Old Hickory  
11 (Larry Hagar)





**Project No.** **Planned Unit Development 103-79P-005**  
**Project Name** **Riverfront Shopping Center Lot 4**  
**Council District** 11 - Hagar  
**School District** 4 – Shepherd  
**Requested by** Q. Scott Pulliam, RLS, applicant; Champion Car Wash, LLC, owner.

**Staff Reviewer** Birkeland  
**Staff Recommendation** *Defer to the June 22, 2017, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval are received from all reviewing agencies, staff recommends approval with conditions.*

**APPLICANT REQUEST**

**Revise a portion of the Planned Unit Development to permit an addition to an existing car wash facility.**

Revise PUD

A request to revise a preliminary plan for a portion of a Planned Unit Development Overlay District on property located at 1432 Robinson Road, approximately 500 feet southeast of Martingale Drive, zoned Commercial Service (CS) (0.86 acres), to permit an addition to an existing car 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. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provisions of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provisions of essential utilities and streets.

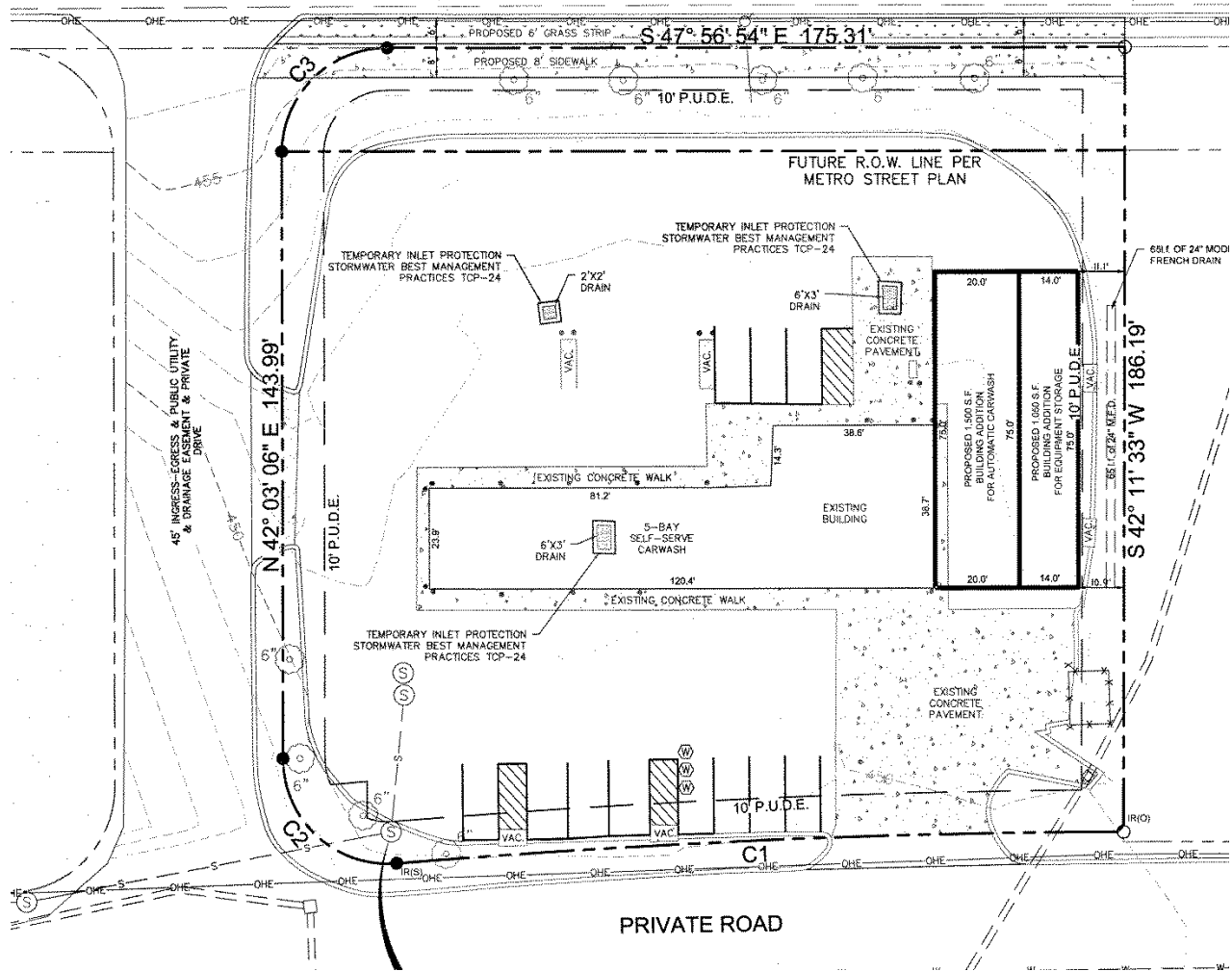
**PLAN DETAILS**

The site is located along Robinson Road, south of Martingale Drive and is approximately 0.86 acre in size. Metro Council approved the original PUD in 1979, and it has received numerous revisions. The PUD currently permits commercial uses. The site contains an existing self-serve carwash within 3,462 square feet.



# Metro Planning Commission Meeting of 06/08/2017

ROBINSON ROAD (75' R.O.W.)



Proposed Site Plan



## Metro Planning Commission Meeting of 06/08/2017

### Site Plan

The plan proposes two additions. The first addition is for a 1,500 square foot automatic car wash building. The second addition is for a 1,050 square foot building for equipment storage. The lot is currently accessed from a private road along the western and southern side. No additional access points are proposed.

An eight foot wide sidewalk and six foot planting strip is proposed along Robinson Road meeting the Major and Collector Street Plan standards.

### **ANALYSIS**

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

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

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



## **Metro Planning Commission Meeting of 06/08/2017**

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

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **PUBLIC WORKS RECOMMENDATION**

#### **Returned for corrections**

- 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.
- Dedicate ROW along Robinson Road. Coordinate with Planning on required width. At a minimum the sidewalk shall be within the ROW.

### **TRAFFIC & PARKING RECOMMENDATION**

#### **Approve with conditions**

- Identify queuing requirements per metro code with construction documents.



## **Metro Planning Commission Meeting of 06/08/2017**

### **STORMWATER RECOMMENDATION**

**Approve**

### **WATER SERVICES RECOMMENDATION**

**Approve with conditions**

- For the latest revision of this case (stamped received 4/4/17), MWS recommends approval as a Preliminary PUD Amendment only. The required capacity fees must be paid prior to Final Site Plan/PUD approval.

### **STAFF RECOMMENDATION**

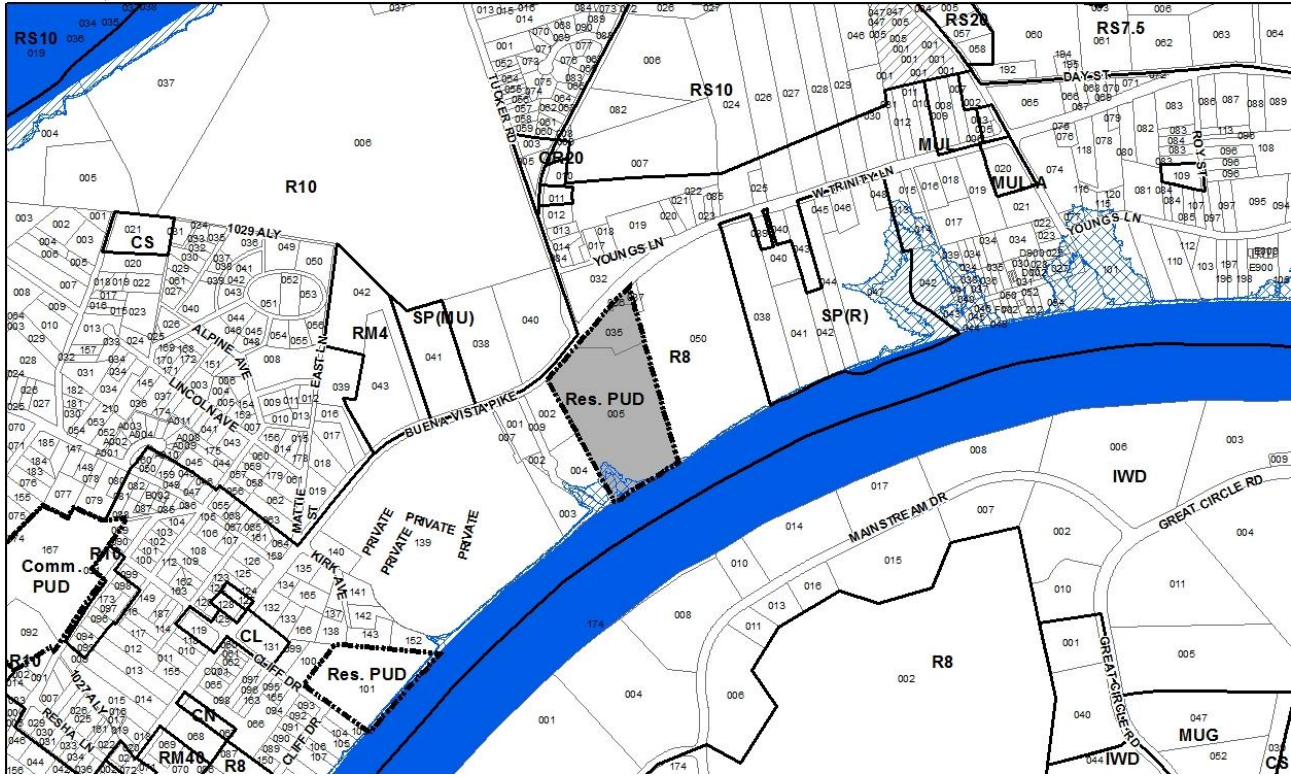
Staff recommends deferral to the June 22, 2017, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval are received from all reviewing agencies, staff recommends approval with conditions.

### **CONDITIONS (if approved)**

1. An 8 foot wide sidewalk and 6 foot wide planting strip shall be installed along Robinson Road prior to the issuance of a Use and Occupancy permit for the expansion.
2. Dedicate future right-of-way along Robinson Road prior to Use and Occupancy permit for the expansion.
3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.
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.



# Metro Planning Commission Meeting of 06/08/2017



## 68-85P-001

### CUMBERLAND TERRACE PUD (CANCELLATION)

Map 070-06, Parcel(s) 035-36

Map 070-10, Parcel(s) 005

03, Bordeaux-Whites Creek

02 (DeCosta Hastings)



<b>Project No.</b>	<b>Planned Unit Development 68-85P-001</b>
<b>Project Name</b>	<b>Cumberland Terrace PUD (Cancellation)</b>
<b>Associated Case</b>	2017SP-047-001
<b>Council District</b>	02- Hastings
<b>School District</b>	1- Gentry
<b>Requested by</b>	Littlejohn Engineering Associates, applicant; Civil Constructors, Inc, owner.

**Deferrals** This item was deferred at the May 25, 2017, Planning Commission meeting. No public hearing was held.

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

**APPLICANT REQUEST**

Cancel a Planned Unit Development.

Cancel PUD

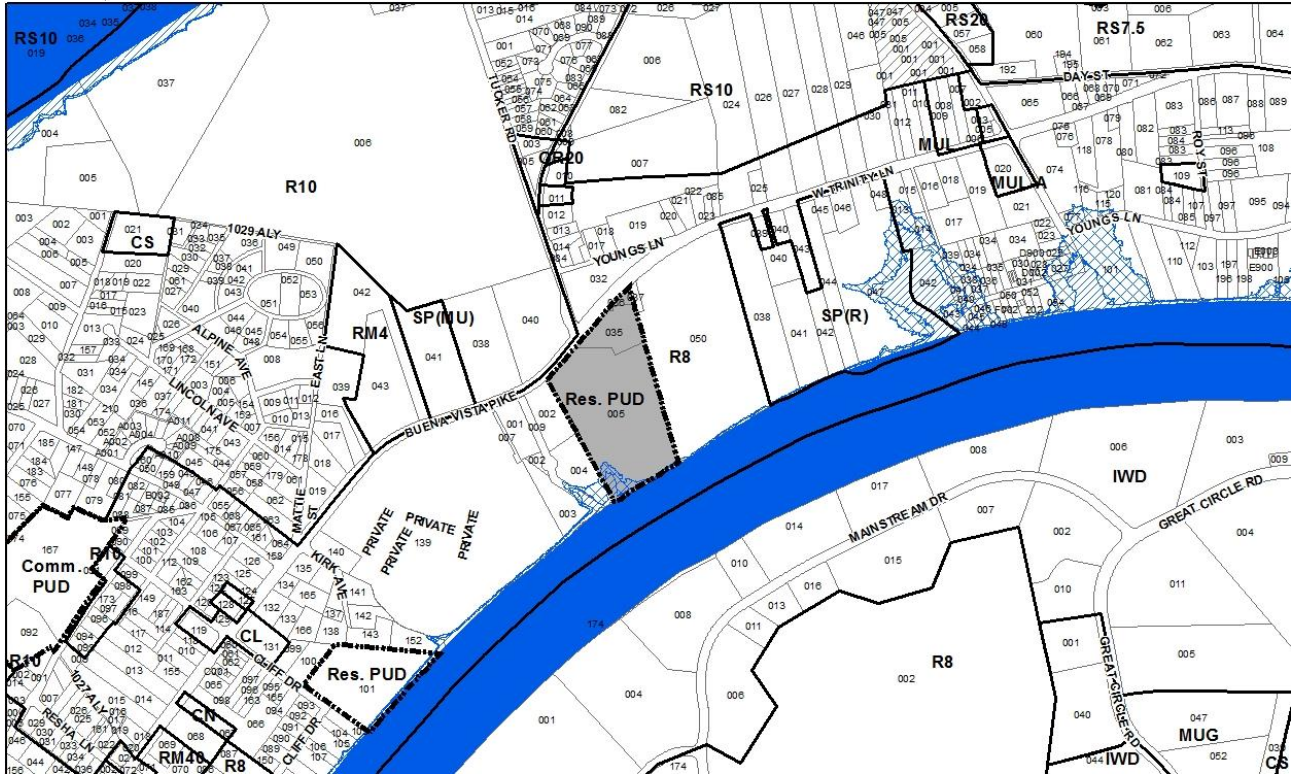
A request to cancel a Planned Unit Development located at 2516 Buena Vista Pike and Buena Vista Pike (unnumbered) and W Trinity Lane (unnumbered), south of the terminus of Tucker Road (15.85 acres), zoned One and Two-Family Residential (R8).

**STAFF RECOMMENDATION**

Staff recommends deferral to the June 22, 2017, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 06/08/2017



## 2017SP-047-001

BUENA VISTA DOWNS SP

Map 070-06, Parcel(s) 035

Map 070-10, Parcel(s) 005

03, Bordeaux-Whites Creek

02 (DeCosta Hastings)





**Project No.** Specific Plan 2017SP-047-001  
**Project Name** Buena Vista Downs SP  
**Associated Case** 68-85P-001  
**Council District** 02- Hastings  
**School District** 1- Gentry  
**Requested by** Littlejohn Engineering Associates, applicant; Civil Constructors, Inc, owner.

**Deferrals** This item was deferred at the May 25, 2017, Planning Commission meeting. No public hearing was held.

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

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**APPLICANT REQUEST**

Zone change to permit 216 multi-family residential units.

Preliminary SP

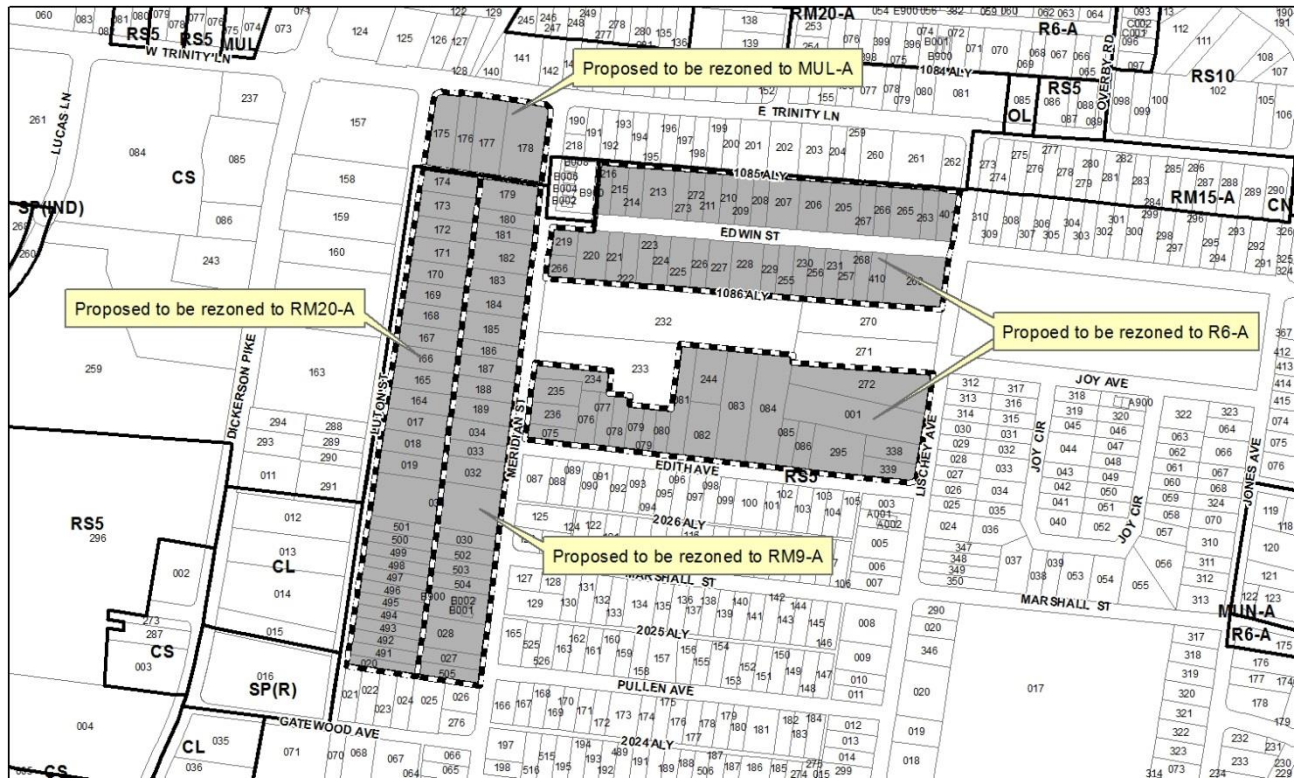
A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) zoning for properties located at Buena Vista Pike (unnumbered) and part of property located at 2516 Buena Vista Pike, opposite of Tucker Road, (13.35 acres), to permit a multi-family development with a maximum of 216 residential units.

**STAFF RECOMMENDATION**

Staff recommends deferral to the June 22, 2017, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 06/08/2017



**2017Z-037PR-001**  
Various Maps, Various Parcels  
05, East Nashville  
05 (Scott Davis)



**Project No.** **Zone Change 2017Z-037PR-001**  
**Council District** 05 – Davis  
**School District** 5 – Buggs  
**Requested by** Councilmember Scott Davis, applicant; various property owners.

**Deferrals** This item was deferred at the May 11, 2017, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Birkeland  
**Staff Recommendation** *Approve.*

**APPLICANT REQUEST**

**Zone change from CS and RS5 to RM20-A, MUL-A, R6-A, and RM9-A.**

Zone Change

A request to rezone from Commercial Service (CS) and Single-Family Residential (RS5) to Multi-Family Residential-Alternative (RM20-A), Mixed Use Limited-Alternative (MUL-A), One and Two-Family Residential-Alternative (R6-A), and Multi-Family Residential-Alternative (RM9-A) zoning for various properties south of E Trinity Lane, (36.24 acres).

**Existing Zoning**

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses, (2.49 acres).

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre, (33.98 acres).

**Proposed Zoning**

Multi-Family Residential-Alternative (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 162 units, based on 8.12 acres.*

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, (2.49 acres).

One and Two-Family Residential-Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6-A would permit a maximum of 133 lots with 33 duplex lots for a total of 166 units, based on 18.41 acres. This calculation is based on acreage only.*

Multi-Family Residential-Alternative (RM9-A) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM9-A would permit a maximum of 69 units, based on 7.73 acres.*



## Metro Planning Commission Meeting of 06/08/2017

### **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.

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

#### Consistent with Policy?

Yes. The proposed zone change is consistent within each policy. The proposed MUL-A zoning district is consistent with the T4 CM policy area along East Trinity Lane. The RM20-A and RM9-A policies are consistent with the T4 NE policy as it transitions from Dickerson Pike, within the Urban Mixed Use Corridor policy, to the interior neighborhood. The proposed R6-A zoning is consistent with the T4 NE policy in the interior of the neighborhood along Lischey Avenue, which is a collector street. The proposed zoning districts transition from the corridors into the neighborhood, by providing opportunity for change that is respectful of each location.

### **ANALYSIS**

The zone change request includes many parcels located south of East Trinity Lane and east of Luton Street. The majority of the parcels include single-family residential uses with a few two-family residential uses. This area includes two unbuilt alleys. The proposed zone change requests are appropriate for the T4 Urban Neighborhood Evolving and T4 Mixed Use Corridor policies, in these locations. The proposed zoning districts provide a transition of intensity from the corridors into the neighborhood. As this area continues to evolve and redevelop, the Alternative zoning districts proposed will foster a more pedestrian friendly environment by limiting new driveways to a maximum width of 12 feet and providing for alley access where an alley exists.

### **FIRE MARSHAL’S OFFICE RECOMMENDATION**

N/A

### **PUBLIC WORKS RECOMMENDATION**

N/A



## Metro Planning Commission Meeting of 06/08/2017

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	2.49	0.6	65,078 SF	5137	120	478

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	41.17	8.71 D	336 U	3171	245	320

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	8.12	-	162 U	1106	84	107

Maximum Uses in Proposed Zoning District: **RM9-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	7.73	-	69 U	542	38	56

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	25.23	7.26 D	228 U	2220	170	226

\*Based on two-family lots

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

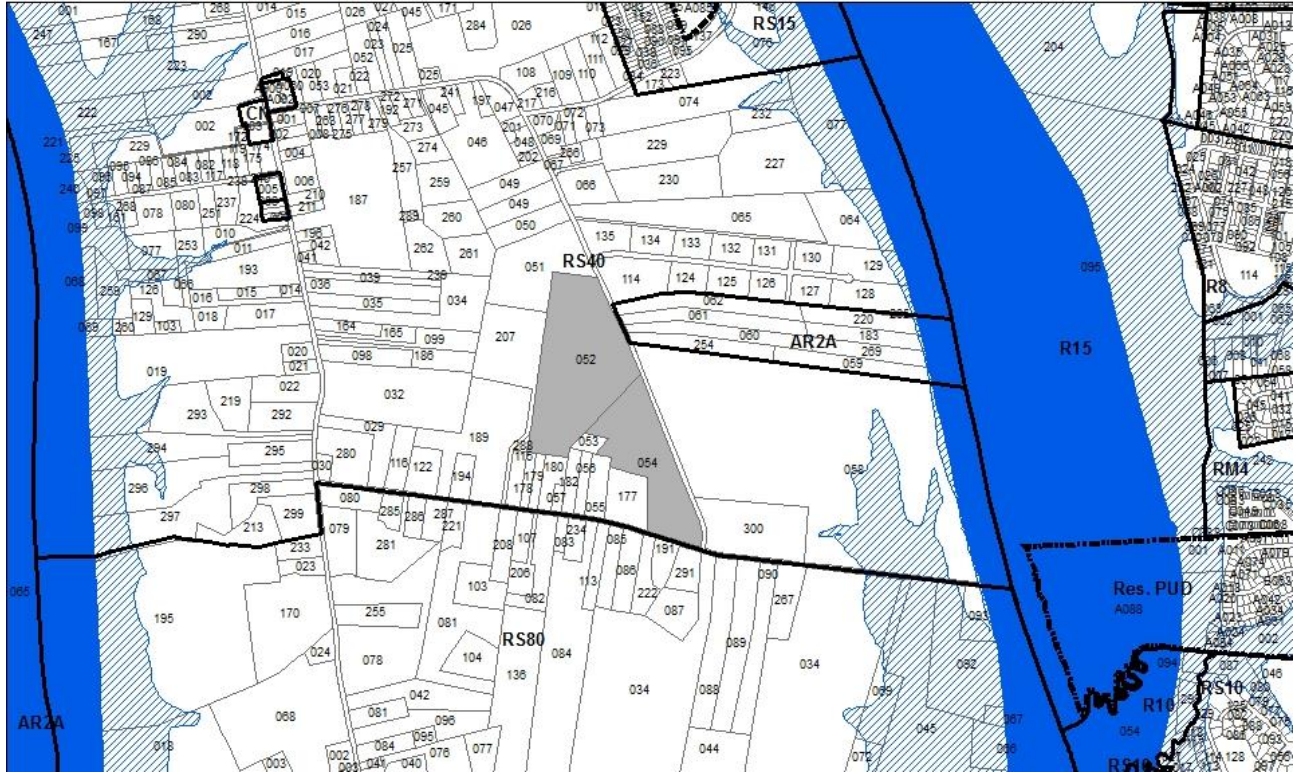
Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	2.49	1.0	108,464 SF	7160	162	672

### STAFF RECOMMENDATION

Staff recommends approval.



# Metro Planning Commission Meeting of 06/08/2017



**2017Z-041PR-001**

Map 063, Parcel(s) 052, 054

04, Madison

09 (Bill Pridemore)



**Project No.**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2017Z-041PR-001**  
09 – Pridemore  
3 – Speering  
Adam Sawyer, applicant and owner

**Deferrals**

This item was deferred at the April 13, 2017, April 27, 2017, and May 11, 2017, Planning Commission meetings. No public hearing was held.

**Staff Reviewer**  
**Staff Recommendation**

Shepard  
*Defer to the July 27, 2017, Planning Commission meeting.*

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**APPLICANT REQUEST**

**Zone change from RS40 to AR2a.**

Zone Change

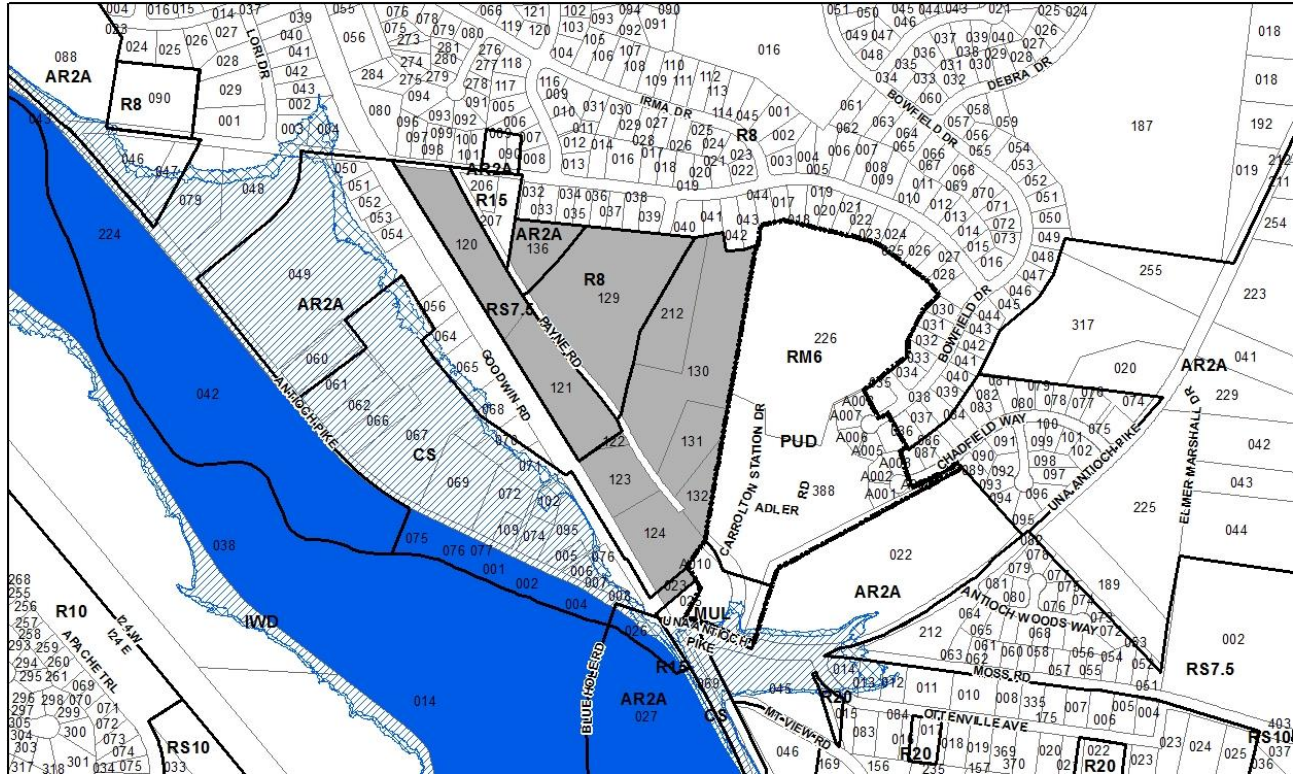
A request to rezone from Single-Family Residential (RS40) to Agricultural/Residential (AR2a) zoning on properties located at Hudson Road (unnumbered), at the northwest corner of Hudson Road and Menees Lane (55.26 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the July 27, 2017, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 06/08/2017



**2017Z-056PR-001**  
**PAYNE ROAD CONTEXTUAL OVERLAY DISTRICT**  
Various Maps, Various Parcels  
13, Antioch – Priest Lake  
28 (Tanaka Vercher)





<b>Project No.</b>	<b>Zone Change 2017Z-056PR-001</b>
<b>Project Name</b>	<b>Payne Road Contextual Overlay District</b>
<b>Council District</b>	28- Vercher
<b>School District</b>	6- Hunter
<b>Requested by</b>	Councilmember Tanaka Vercher, applicant; various property owners
<b>Staff Reviewer</b>	Birkeland
<b>Staff Recommendation</b>	<i>Withdraw.</i>

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**APPLICANT REQUEST**

To apply a contextual Overlay District.

Zone Change

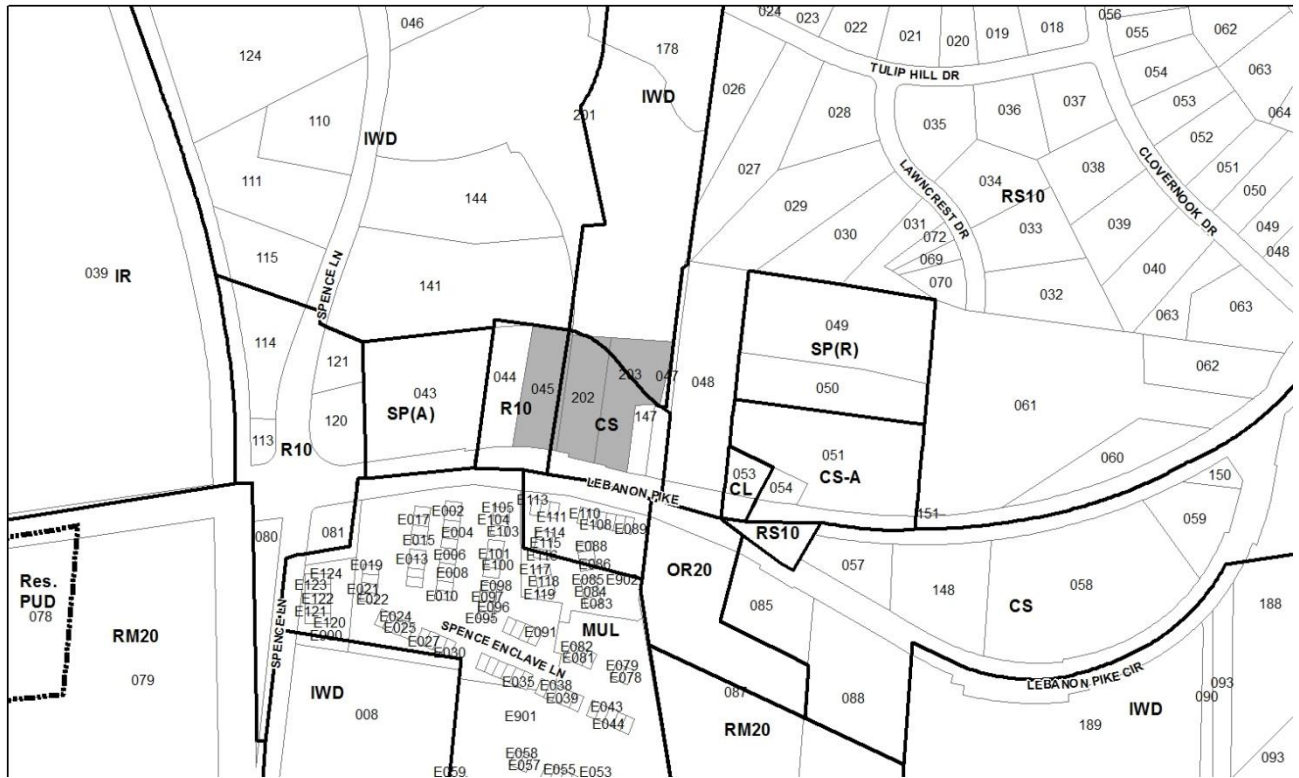
A request to apply a Contextual Overlay District for various properties located south of Reeves Road, zoned Agricultural/Residential (AR2a), One and Two-Family Residential (R8) and Single-Family Residential (RS7.5) (27.96 acres).

**STAFF RECOMMENDATION**

Staff recommends withdrawal at the request of the applicant.



# Metro Planning Commission Meeting of 06/08/2017



**2017SP-048-001**  
**THE SOMERSET**  
Map 094, Parcel(s) 045, 020-203  
14, Donelson-Hermitage-Old Hickory  
15 (Jeff Syracuse)



<b>Project No.</b>	<b>Specific Plan 2017SP-048-001</b>
<b>Project Name</b>	<b>The Somerset</b>
<b>Council District</b>	15 – Syracuse
<b>School District</b>	5 - Shepherd
<b>Requested by</b>	Development Management Group, applicant; Cason and Messina Hayes and Osborne and Osborne General Partnership, owners.
<b>Staff Reviewer</b>	Birkeland
<b>Staff Recommendation</b>	<i>Approve with conditions and disapprove without all conditions.</i>

**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**

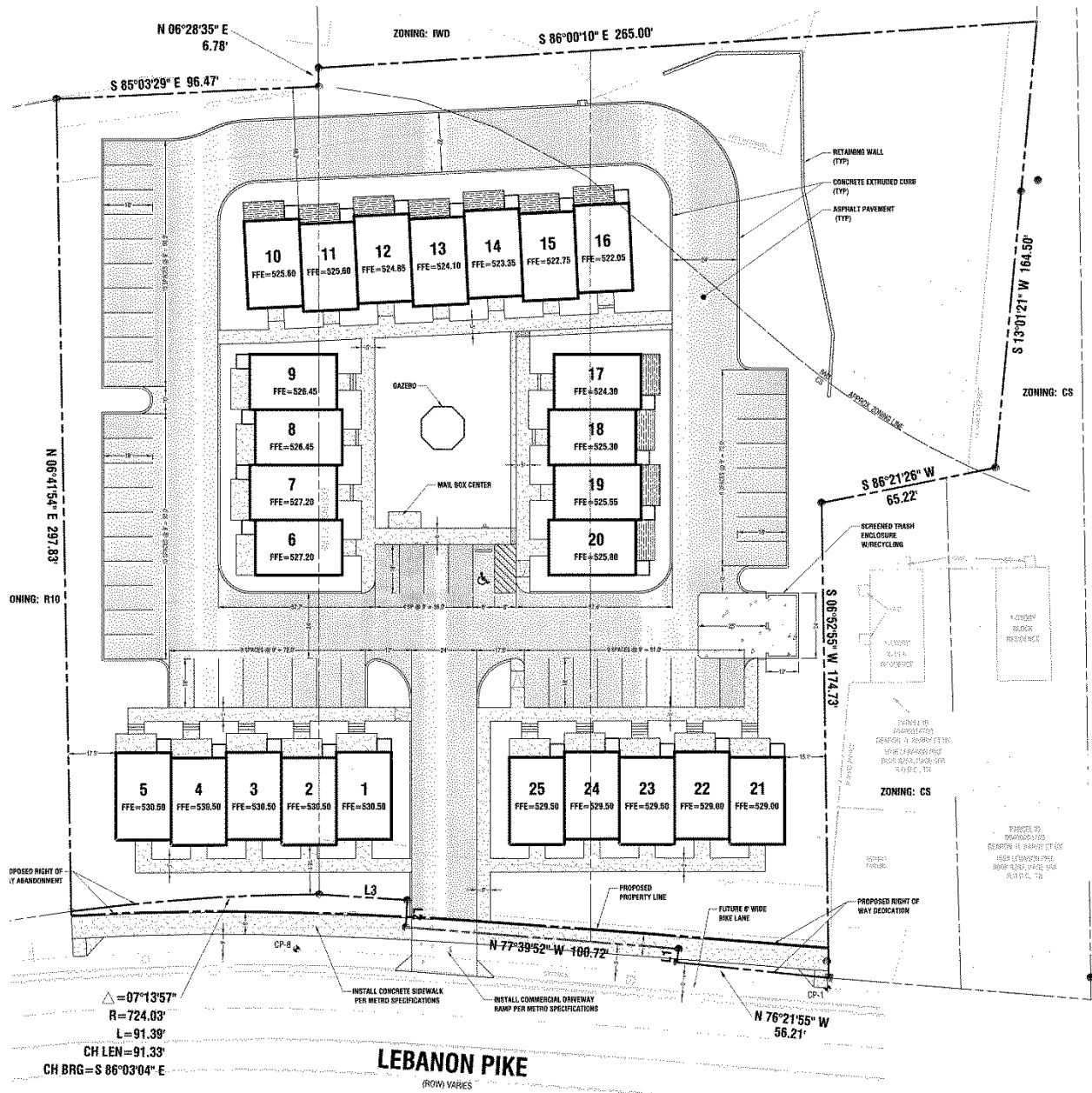
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building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

**CRITICAL PLANNING GOALS**

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



# Metro Planning Commission Meeting of 06/08/2017



## Proposed Site Plan



## Metro Planning Commission Meeting of 06/08/2017

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.



## Metro Planning Commission Meeting of 06/08/2017

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 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.



### Proposed Elevations – Lebanon Pike

#### 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.



## Metro Planning Commission Meeting of 06/08/2017

### PUBLIC WORKS RECOMMENDATION

#### Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- 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 Planning Commission Meeting of 06/08/2017

### 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:
  - e. Building façades fronting a street or open space shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
  - f. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
  - g. EIFS, vinyl siding and untreated wood shall be prohibited.
  - h. Porches shall provide a minimum of six feet of depth.
  - i. 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.



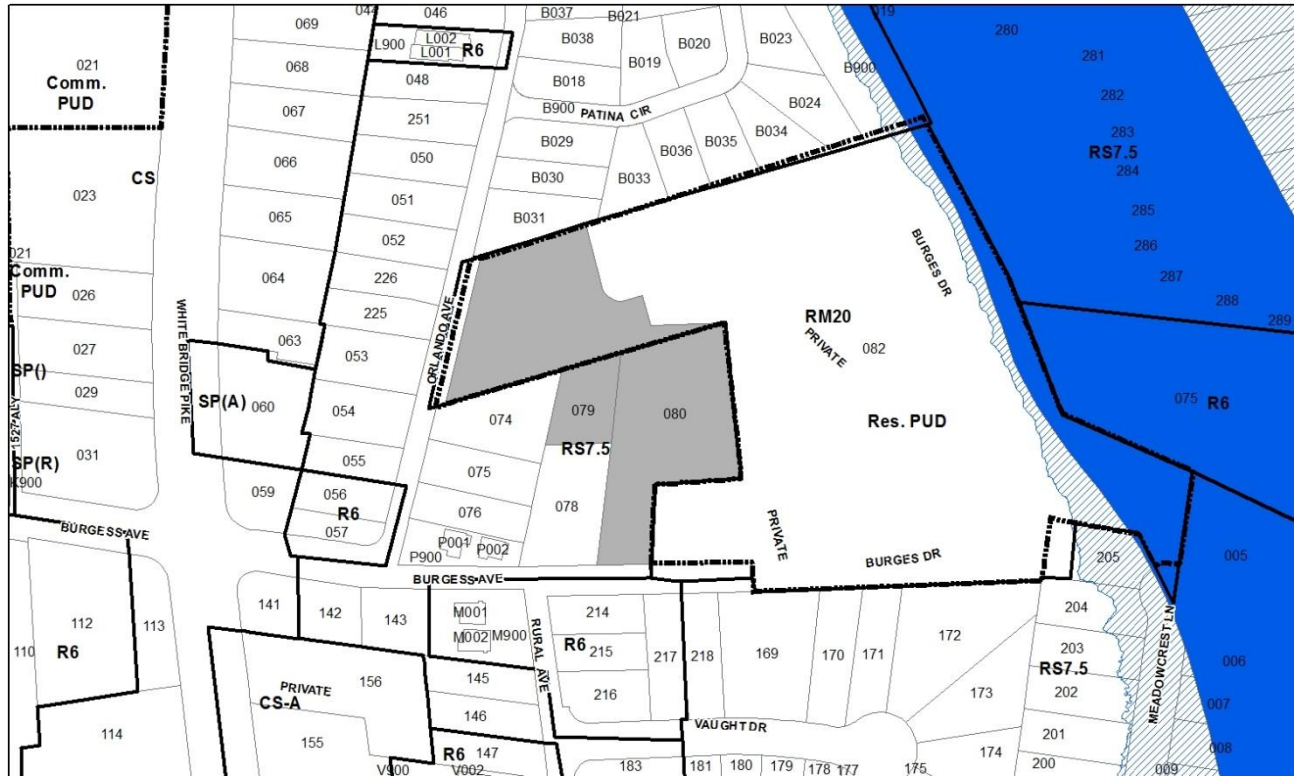


## **Metro Planning Commission Meeting of 06/08/2017**

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.



# Metro Planning Commission Meeting of 06/08/2017



**2017SP-050-001**  
ORLANDO AND BURGESS SP  
Map 103-02, Parcel(s) 079-080  
Map 103-02, Part of parcel 082  
07, West Nashville  
24 (Kathleen Murphy)



<b>Project No.</b>	<b>Specific Plan 2017SP-050-001</b>
<b>Project Name</b>	<b>Orlando and Burgess SP</b>
<b>Associated Case</b>	143-74P-001
<b>Council District</b>	24 – Murphy
<b>School District</b>	9 – Frogge
<b>Requested by</b>	OHM-Advisors, applicant; RCP Land, LLC and Richland Creek Apartments, LLC, owners.
<b>Staff Reviewer</b>	Shepard
<b>Staff Recommendation</b>	<i>Approve with conditions and disapprove without all conditions.</i>

**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.



# Metro Planning Commission Meeting of 06/08/2017



Proposed Site Plan



## Metro Planning Commission Meeting of 06/08/2017

### **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.



## Metro Planning Commission Meeting of 06/08/2017

### 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.



## Metro Planning Commission Meeting of 06/08/2017

### 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.



## Metro Planning Commission Meeting of 06/08/2017

### 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.

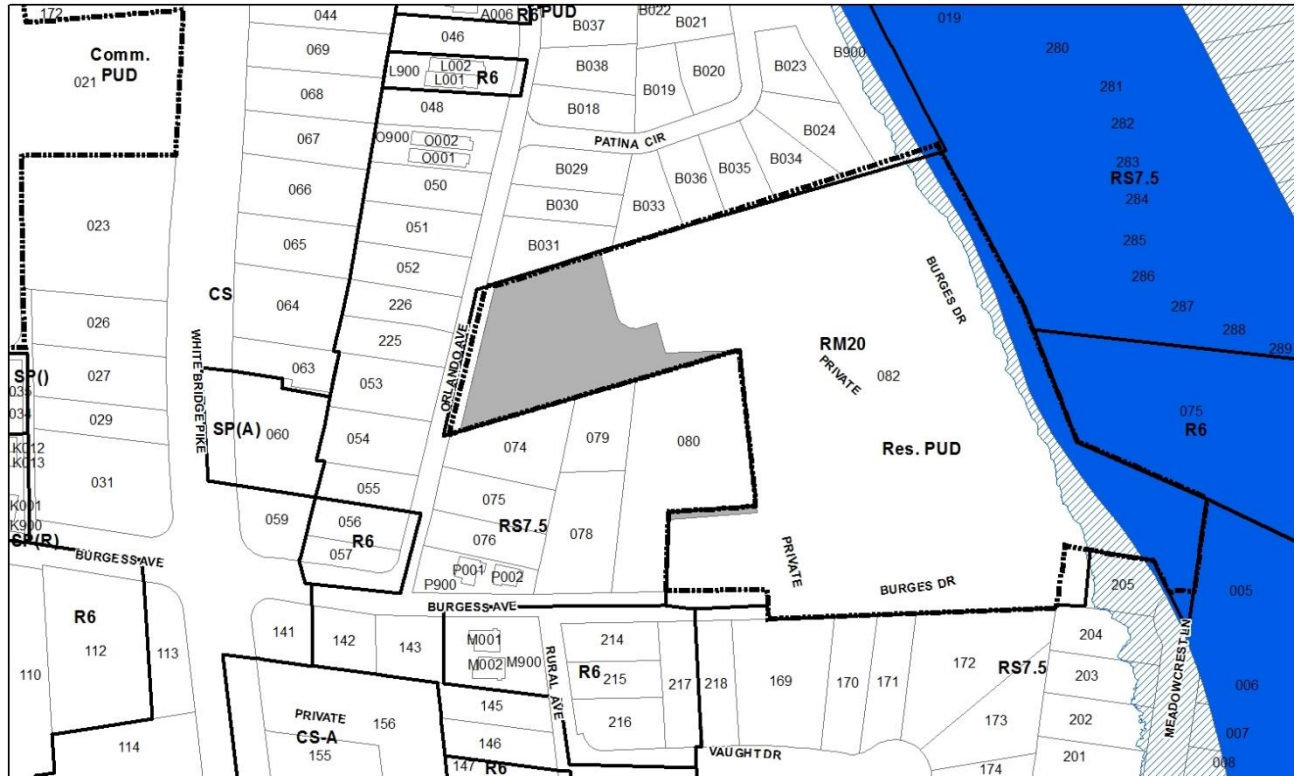




**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 06/08/2017



## 143-74P-001

RICHLAND CREEK APARTMENTS PUD (CANCELLATION)

Map 103-02, Parcel(s) 082

07, West Nashville

24 (Kathleen Murphy)



<b>Project No.</b>	<b>PUD Cancellation 143-74P-001</b>
<b>Project Name</b>	<b>Richland Creek Apartments PUD (Cancellation)</b>
<b>Associated Case</b>	2017SP-050-001
<b>Council District</b>	24 – Murphy
<b>School District</b>	9 – Frogge
<b>Requested by</b>	OHM Advisors, applicant; Richland Creek Apartments, LLC, owner.
<b>Staff Reviewer</b>	Shepard
<b>Staff Recommendation</b>	<i>Approve subject to the approval of the associated zone change, and disapprove if the associated zone change is not approved.</i>

**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.



## Metro Planning Commission Meeting of 06/08/2017

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.



## **Metro Planning Commission Meeting of 06/08/2017**

### **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**

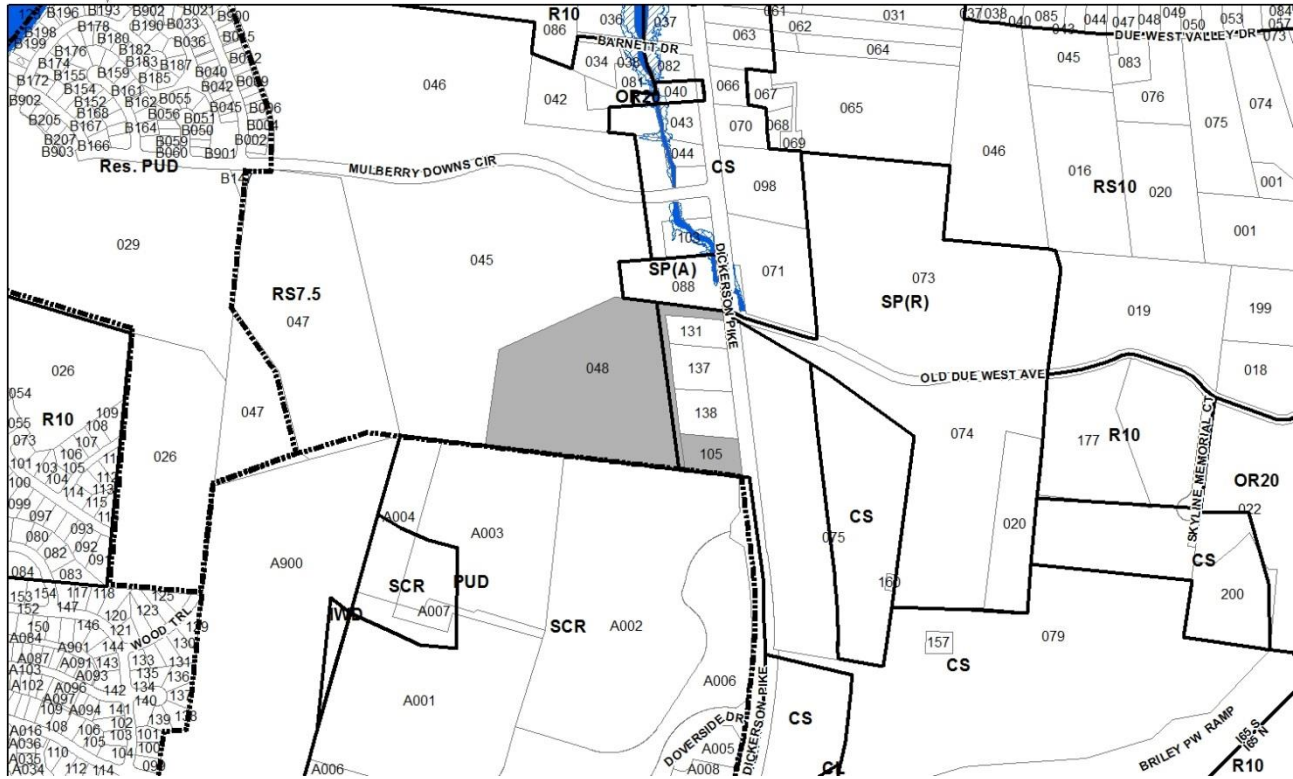
**Approve**

### **STAFF RECOMMENDATION**

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



# Metro Planning Commission Meeting of 06/08/2017



**2017SP-051-001**  
PRESERVE AT HIGHLAND RIDGE SP  
Map 050 , Parcel(s) 048, 105  
02, Parkwood - Union Hill  
03 (Brenda Haywood)



**Project No.** Specific Plan 2017SP-051-001  
**Project Name** Preserve at Highland Ridge SP  
**Council District** 03- Haywood  
**School District** 1- Gentry  
**Requested by** Smith Gee Studio, LLC, applicant; Anchor Property Holdings, LLC and David Hemphill, owners.

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

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**APPLICANT REQUEST**

Zone change to permit 267 multi-family residential units and a clubhouse.

Preliminary SP

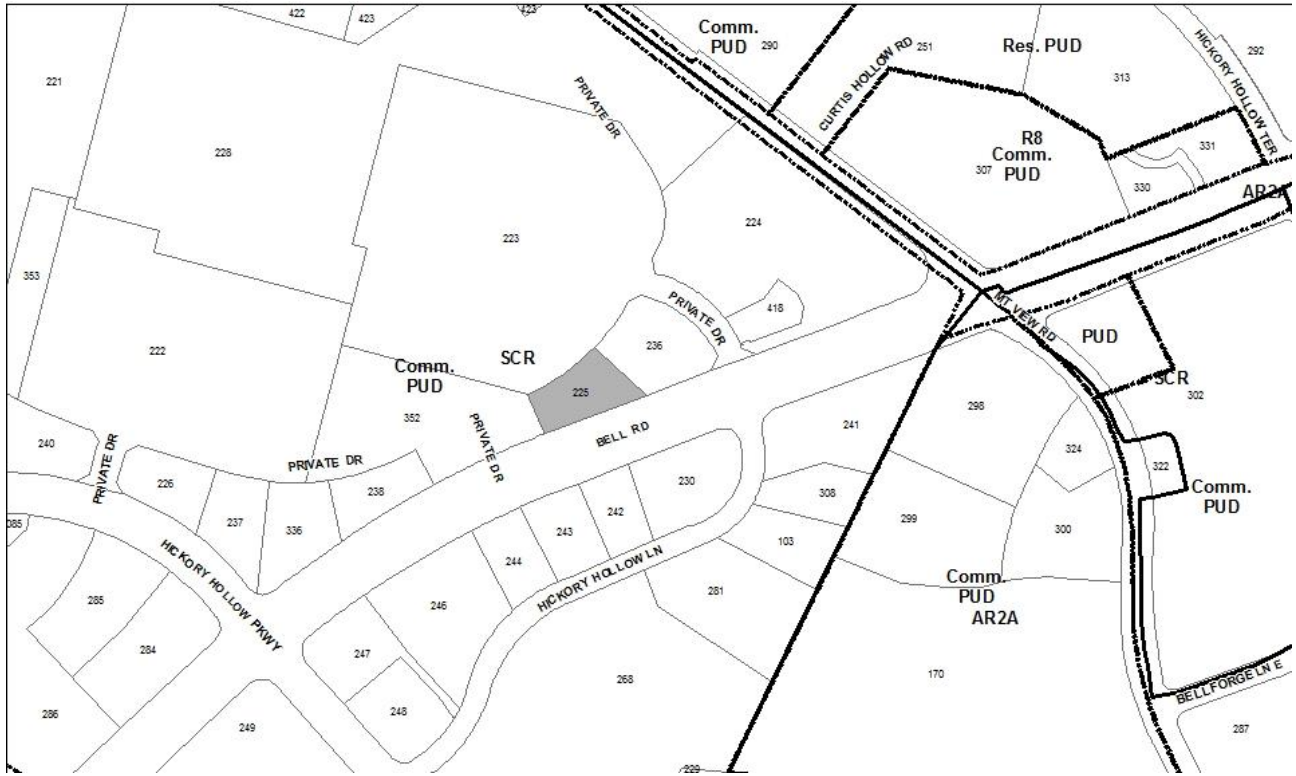
A request to rezone from Commerical Services (CS) and Single-Family Residential (RS7.5) to Specific Plan-Residential (SP-R) zoning on properties located at 3474 Dickerson Pike and Dickerson Pike (unnumbered), west of the terminus of Old Due West Avenue (18.04 acres), to permit up to 267 multi-family units and a clubhouse.

**STAFF RECOMMENDATION**

Staff recommends deferral to the June 22, 2017, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 06/08/2017



**1-74P-009**  
HICKORY HOLLOW PUD  
Map 163, Parcel(s) 225  
13, Antioch - Priest Lake  
32 (Jacobia Dowell)





<b>Project No.</b>	<b>Planned Unit Development 1-74P-009</b>
<b>Project Name</b>	<b>Hickory Hollow Mall PUD</b>
<b>Council District</b>	32 - Dowell
<b>School District</b>	6 - Hunter
<b>Requested by</b>	Dewey Engineering, applicant; US Community Credit Union, owner.
<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

**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.

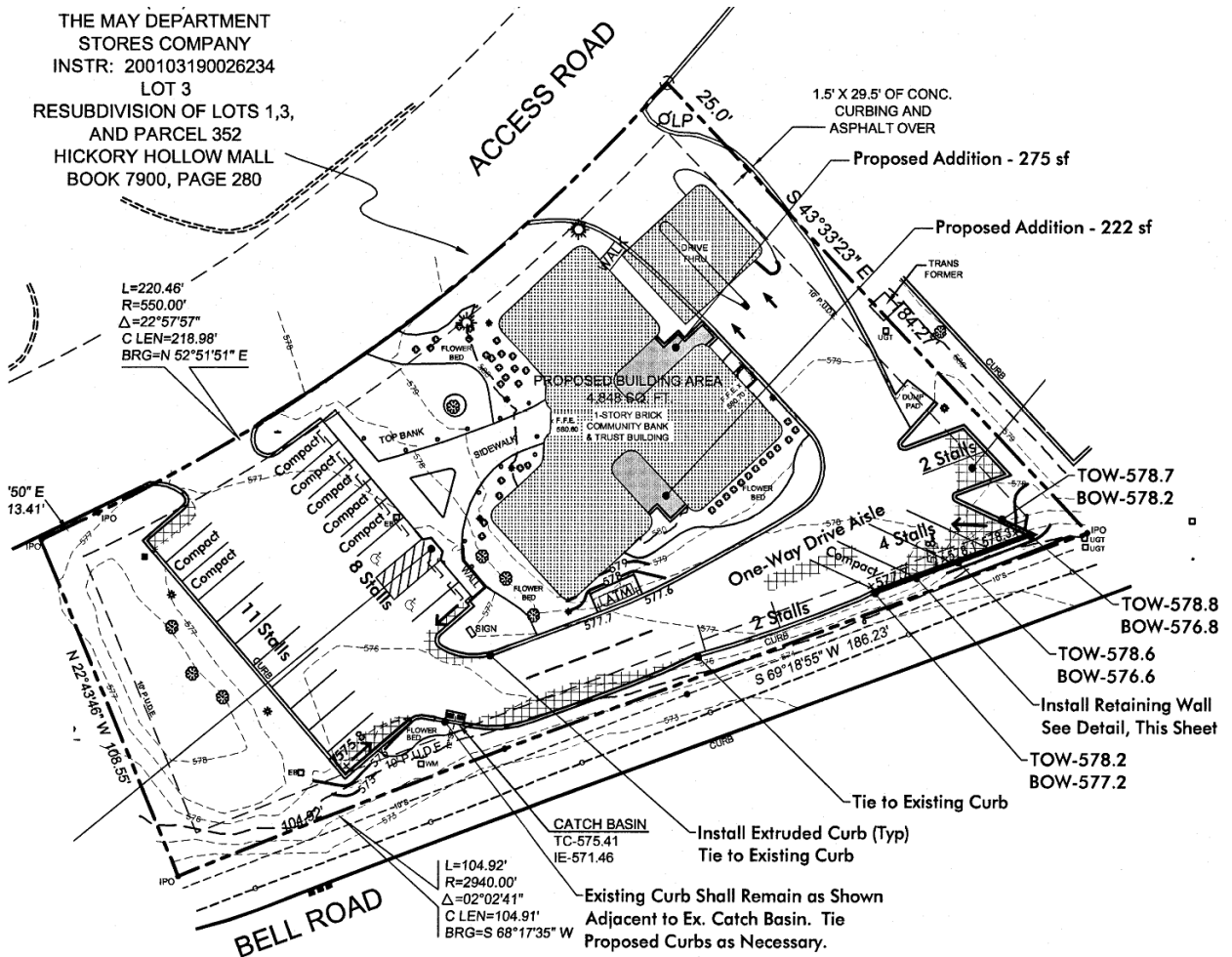
History

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.



# Metro Planning Commission Meeting of 06/08/2017

THE MAY DEPARTMENT  
STORES COMPANY  
INSTR: 200103190026234  
LOT 3  
RESUBDIVISION OF LOTS 1,3,  
AND PARCEL 352  
HICKORY HOLLOW MALL  
BOOK 7900, PAGE 280



Proposed Site Plan



## Metro Planning Commission Meeting of 06/08/2017

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;



## Metro Planning Commission Meeting of 06/08/2017

- 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.



## **Metro Planning Commission Meeting of 06/08/2017**

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve with conditions**

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

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve**

### **STAFF RECOMMENDATION**

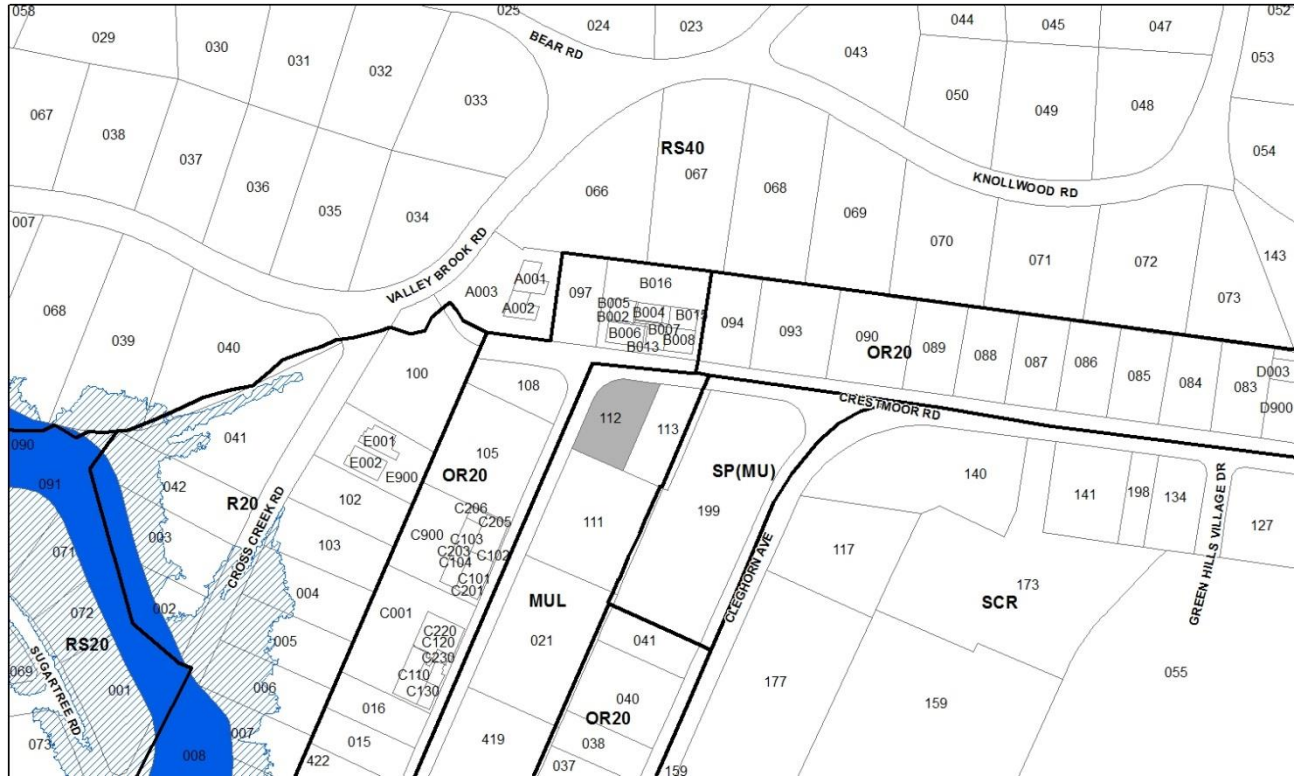
Staff recommends approval with conditions.

### **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.



# Metro Planning Commission Meeting of 06/08/2017



**2005UD-005-005**  
ETC RESTAURANT  
Map 117-10, Parcel(s) 112  
10, Green Hills – Midtown  
25 (Russ Pulley)



<b>Project No.</b>	<b>UDO Modification 2005UD-005-005</b>
<b>Project Name</b>	<b>ETC Restaurant</b>
<b>Council District</b>	25 – Pulley
<b>School District</b>	8 – Pierce
<b>Requested by</b>	Powell Construction Studio, applicant; Montgomery Turner, Sr., owner.
<b>Staff Reviewer</b>	Buechler
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

**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?

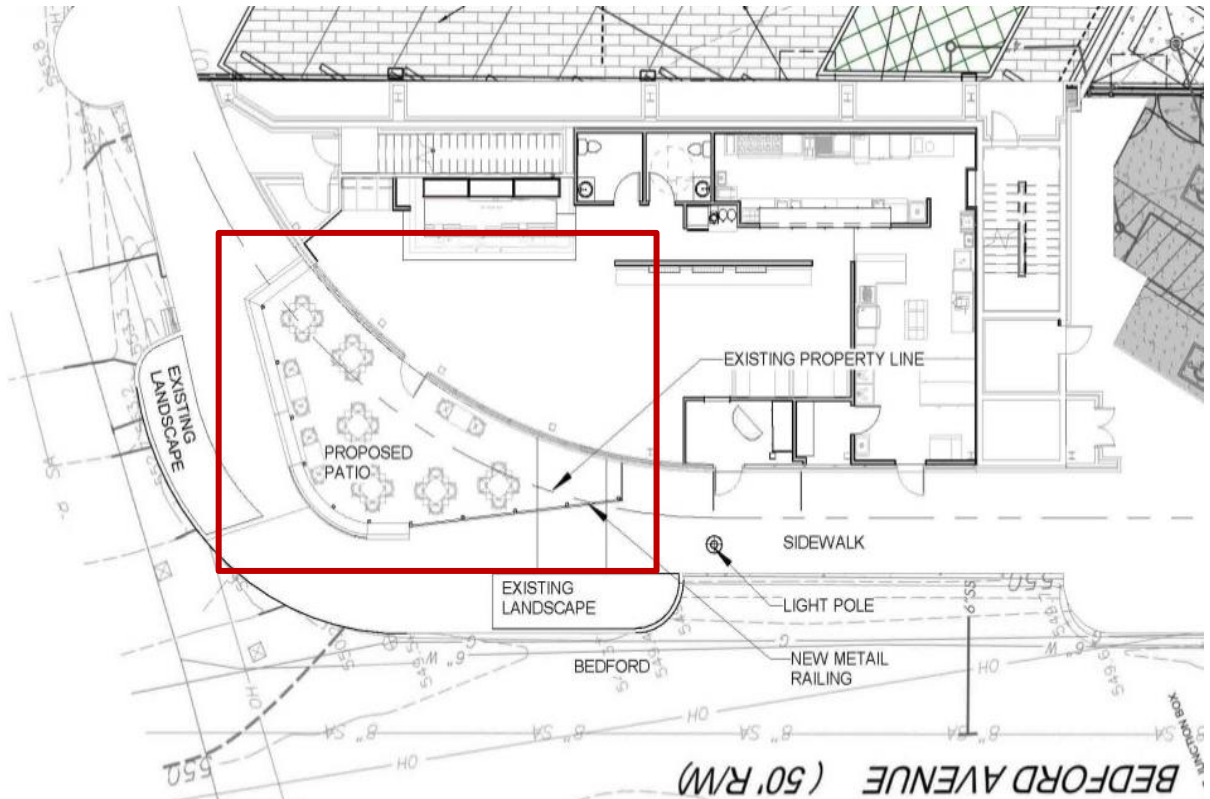
Yes. The project proposes a covered outdoor dining use that is consistent with the policy to create opportunities to live, work, and play. The proposed project increases the opportunity for all-weather pedestrian activity in a mixed-use area.

**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.



# Metro Planning Commission Meeting of 06/08/2017



**Proposed Site Plan**



ETC RESTAURANT  
3740 Bedford Ave.  
Nashville, TN 37215



POWELL DESIGN STUDIO 2017

**Proposed Perspective**





## **Metro Planning Commission Meeting of 06/08/2017**

### **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.



## **Metro Planning Commission Meeting of 06/08/2017**

### **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.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 06/08/2017



**2017Z-058PR-001**  
Map 072-05, Parcel 104 and 107  
05, East Nashville  
05 (Scott Davis)



<b>Project No.</b>	<b>Zone Change 2017Z-058PR-001</b>
<b>Council District</b>	05 – Davis
<b>School District</b>	3 – Speering
<b>Requested by</b>	Stratos Development, applicant; Robert O'Malley Revocable Trust and Winburn, Ronald and Janice Sircy, owners.
<b>Staff Reviewer</b>	Birkeland
<b>Staff Recommendation</b>	<i>Approve.</i>

**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.

**Proposed Zoning**

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

**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.



## Metro Planning Commission Meeting of 06/08/2017

### 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



## **Metro Planning Commission Meeting of 06/08/2017**

**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**

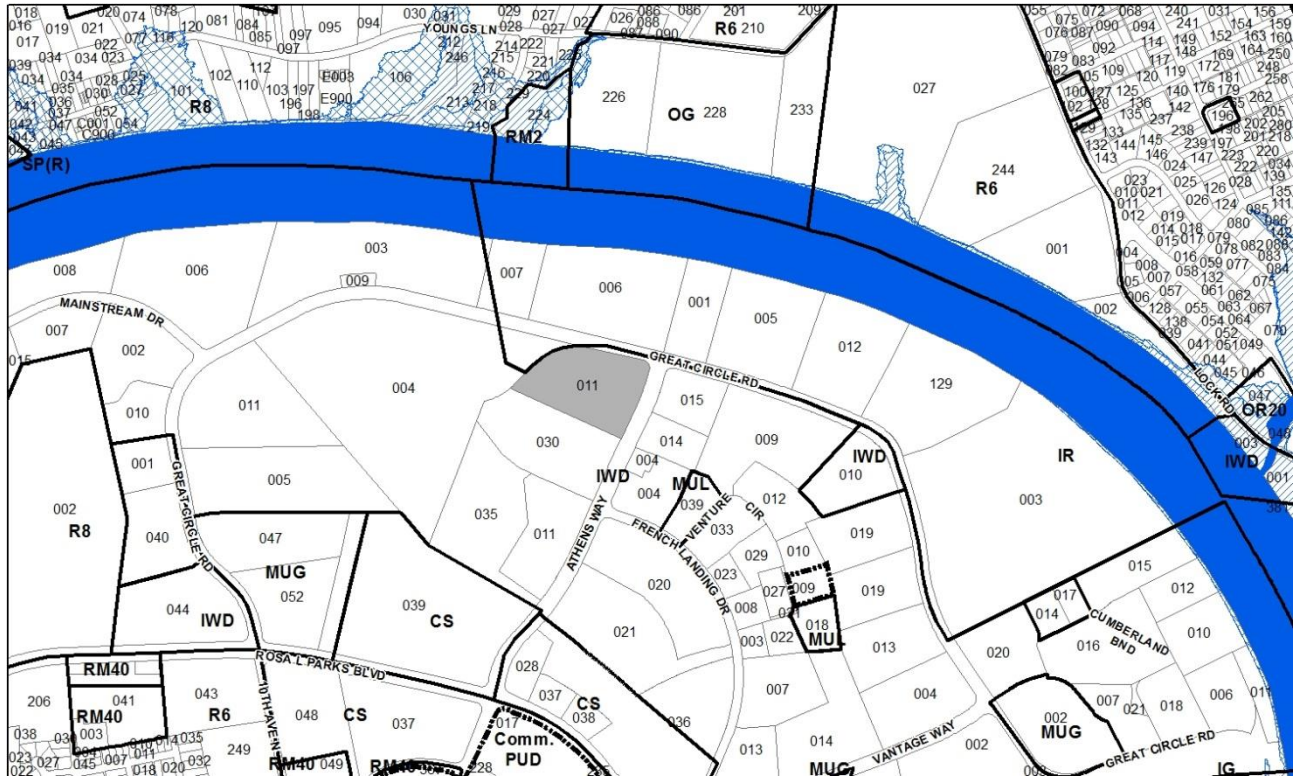
The proposed MUL-A zoning district would generate 2 more students than what is typically generated under the existing CS and R6 zoning district, if developed entirely as residential use. Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School, and Maplewood High School. None of the 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.



# Metro Planning Commission Meeting of 06/08/2017



**2017Z-061PR-001**  
Map 070-12, Parcel(s) 011  
08, North Nashville  
02 (DeCosta Hastings)





**Project No.** 2017Z-061PR-001  
**Council District** 02 - Hastings  
**School District** 1 - Gentry  
**Requested by** Southeast Venture, LLC, applicant; SEV Metrocenter IV, LLC, owner.

**Staff Reviewer** Napier  
**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



## Metro Planning Commission Meeting of 06/08/2017

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



## Metro Planning Commission Meeting of 06/08/2017

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)	AM Peak 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**

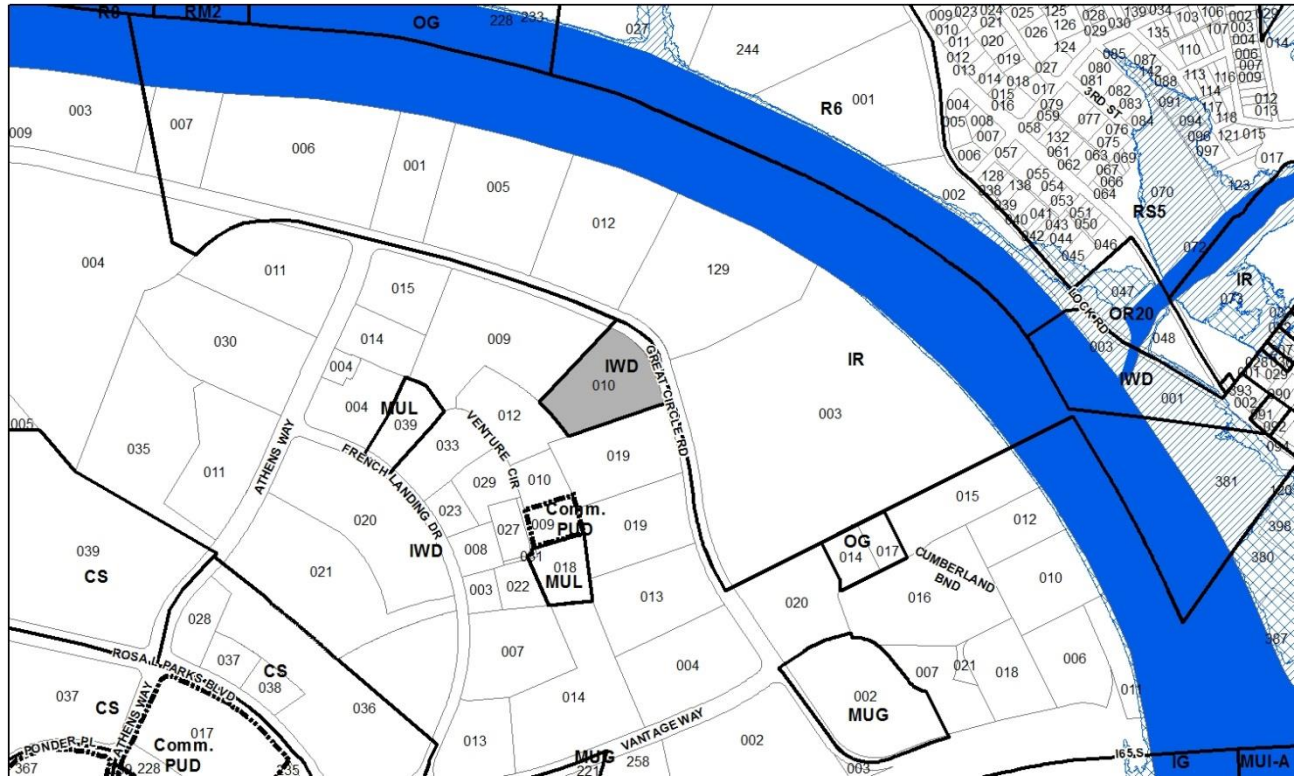
The proposed MUG zoning district would generate 88 more students than what is typically generated under the existing IWD zoning district, if developed entirely as residential use. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl Cohn High School. None of the schools 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.



# Metro Planning Commission Meeting of 06/08/2017



**2017Z-062PR-001**  
Map 070-12, Parcel(s) 010  
08, North Nashville  
02 (DeCosta Hastings)



<b>Project No.</b>	<b>2017Z-062PR-001</b>
<b>Council District</b>	02 - Hastings
<b>School District</b>	1 - Gentry
<b>Requested by</b>	Southeast Venture, LLC, applicant; SEV Metrocenter IV, LLC, owner.
<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Approve.</i>

**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



## Metro Planning Commission Meeting of 06/08/2017

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



## Metro Planning Commission Meeting of 06/08/2017

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**

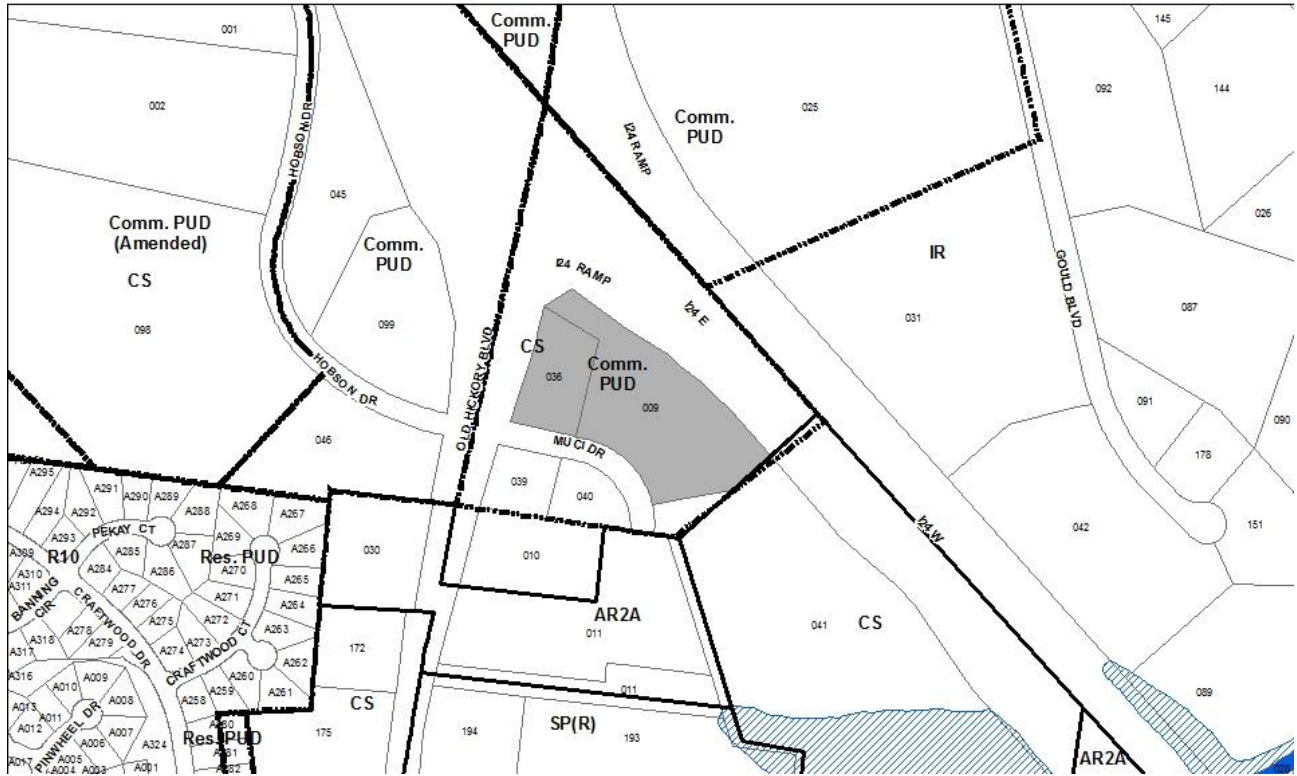
The proposed MUG zoning district would generate 45 more students than what is typically generated under the existing IWD zoning district, if developed entirely as residential use. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl Cohn High School. None of the schools 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.



# Metro Planning Commission Meeting of 06/08/2017



**201-69P-003**  
STARPOINTE PUD  
Map 183, Parcel(s) 009, 036  
12, Southeast  
33 (Vacant)





**Project No.** **Planned Unit Development 201-69P-003**  
**Project Name** **Blue Beacon Truck Wash**  
**Council District** 33 – Vacant  
**School District** 2 – Brannon  
**Requested by** Lukens Engineering Consultants, applicant; Rose Management, LLC, owner.

**Staff Reviewer** Shepard  
**Staff Recommendation** *Defer to the June 22, 2017, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval from all reviewing agencies are received, staff recommends approval with conditions.*

**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.

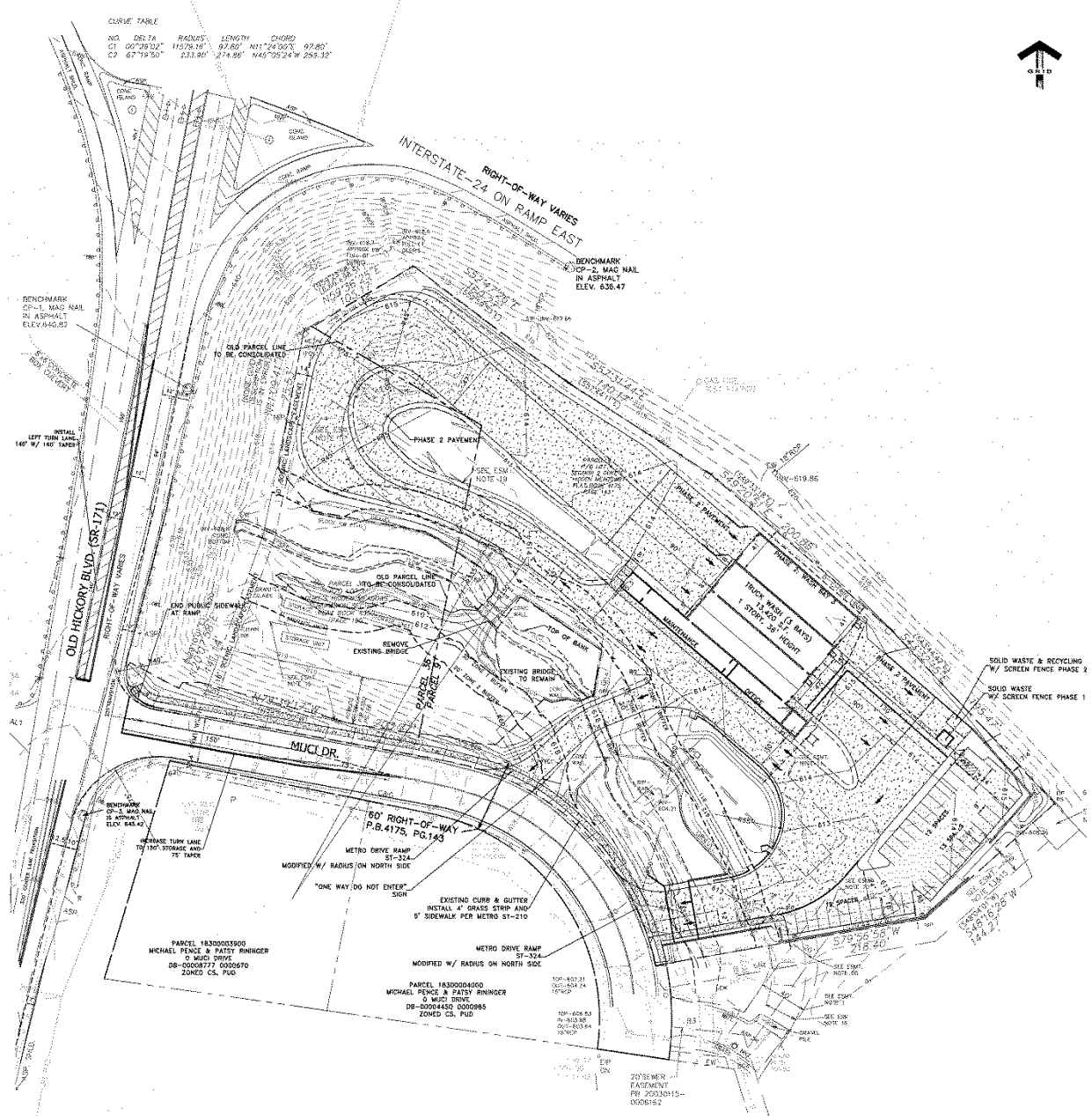
Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of 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.



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## Proposed Site Plan



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### 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:



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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.



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- 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**

#### **Returned for corrections**

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

#### Plan Information and Fees:

1. 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.
2. 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.
3. For the LID exhibit in the DRC / LTMP documents, this map should essentially match the WQ DA map and is legible when scanned in black and white. The map should show the practices on-site and show impervious areas and pervious areas. An LID boundary should be shown which



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delineates the area used in the LID calculations. It shall also be legal at the largest. Please note that the defined boundary will impact any future development within the boundary due to the fact that the LID calculations for the designed GIP practices are based on the proposed conditions within the boundary for this project.

4. 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.
5. Cite the new FEMA panel number and date to plans.
6. Provide the total fee of \$1540.

### Erosion Protection & Sediment Control (EPSC) Measures:

7. Initial EPSC sheet not fully evaluated due to difficulty seeing existing conditions. Darken faded background to ensure it shows up on prints/scans. Include existing contours.
8. Ensure legend matches the specific sheet it is displayed on. Also, unsure of shading on C4.1.
9. Label diversion ditches and provide details.
10. Add TCP #'s to EPSC details (only TCP 03 was observed).
11. Silt fence is designed to provide protection for ¼ acre per 100 linear feet of fence. Provide appropriate calculations, details, and grading for additional measures (ie. wet/dry storage, routing, outlet/spillway details, etc.). Other measures not observed.

### Storm Structures and Pipes/Detention:

12. Provide drainage map for existing conditions including off-site drainage entering the site. Maps should be full size, at a scale no greater than 1"=60', list area amounts, and corresponding cover types and soil types. This project has multiple drainage basins. Provide Tc information (show) and the delineated areas for each basin. This will establish the true existing conditions and Tc. Label outfall points. Show the flow path of ROW outfalls around the site.
13. Provide drainage map for proposed conditions. Maps should be full size, at a scale no greater than 1"=60', list area amounts, and corresponding cover types. Provide Tc information and a delineated map for each basin. Label outfall points.
14. Provide a full size storm network drainage map. Maps should list area amounts and c-factors for each area type. This will help show how the flow gets to the Bioretention areas and the location of the outfalls to the stream. Difficult to see on the plans.
15. Provide Tc flow paths and calculations for pre and post hydrology.
16. Provide a pipe table for all storm drainage on site. Label pipe sections and bridges.
17. Provide a structure table for all storm structures on site. Label inlets, box culverts, etc. to plans.
18. Provide additional input information for pipe and structure calculations. Manning's n, grate size, graphical HGLs, etc.

### Water Quality/LID:

19. LID boundary must include the full scope of work, including sidewalks within property limits. This is not clear (see comment above about a better drainage map).
20. For the bioretention:
  - a. The maximum ponding above the surface is 18", during the 100 year storm. Overflow systems are not clear.
  - b. Provide adequate pretreatment for bioretention area. Level 2 facilities shall have 2 forms of pretreatment with one being a pretreatment cell. Pretreatment does not appear to be adequate (especially for the roof drainage).



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- c. 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).
21. Provide an NPDES approved mitigation plan, per the Variance request.
22. Note that the bioretention and detention calculations have not fully been evaluated due to the items above.

### **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 widen 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



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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 deferral to the June 22, 2017, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval from all reviewing agencies are received, staff recommends approval with conditions.

### **CONDITIONS (if approved)**

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.