

Metropolitan Planning Commission



Staff Reports

January 25, 2018



Metro Planning Commission Meeting 1/25/2018

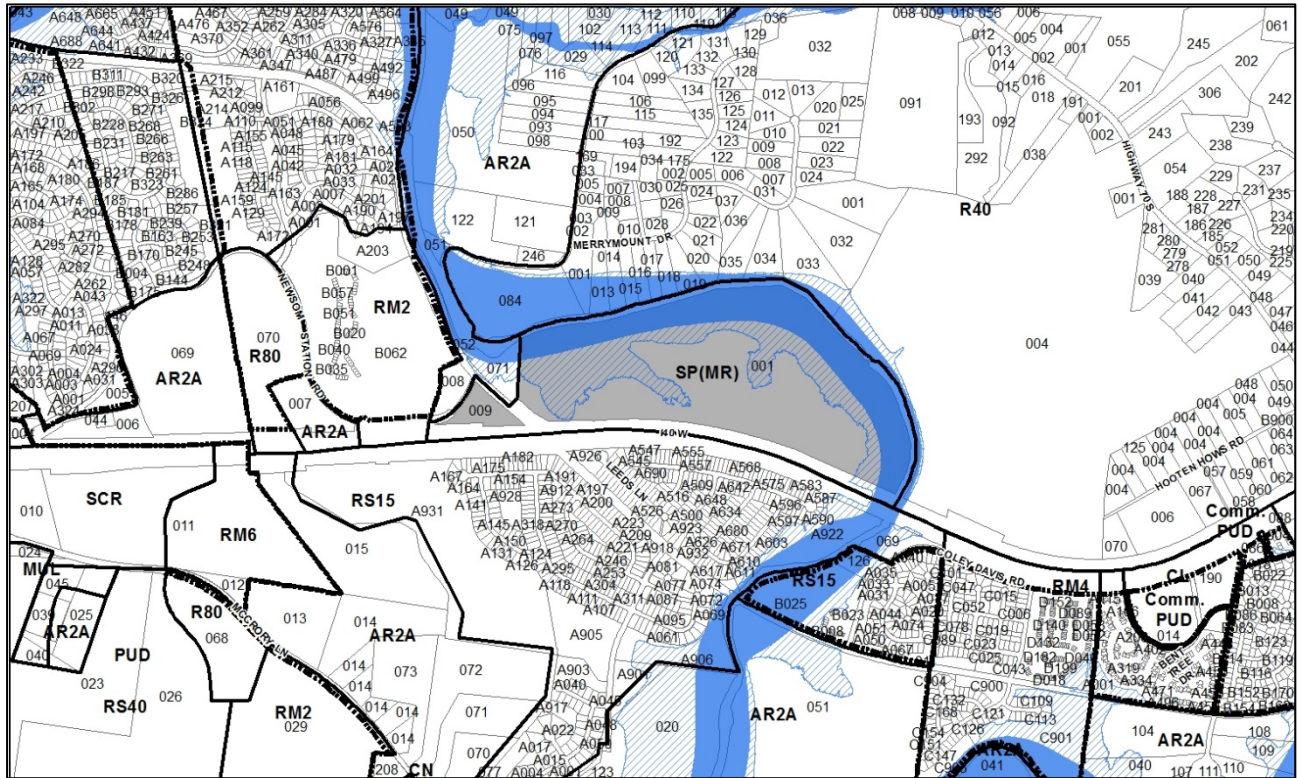
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



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2006SP-093-001

Olde Mill SP (PERIODIC REVIEW)

Map 140, Parcel(s) 009

Map 141, Parcel(s) 001

06, Bellevue

22 (Sheri Weiner)

35 (Dave Rosenberg)



Project No. Specific Plan 2006SP-093-001
Project Name Olde Mill SP (Periodic Review)
Council District 22 - Weiner; 35 - Rosenberg
School District 9 – Frogge
Requested by Councilmembers Sheri Weiner and Dave Rosenberg, applicants; Old Mill Partnership & Johnny Ray Cowden, ET AL, owners.

Deferrals This item was deferred at the January 11, 2018, Planning Commission meeting. No public hearing was held.

Staff Reviewer Hill
Staff Recommendation *Defer to the March 8, 2018, Planning Commission meeting.*

APPLICANT REQUEST
Periodic review of a Specific Plan.

Periodic SP Review

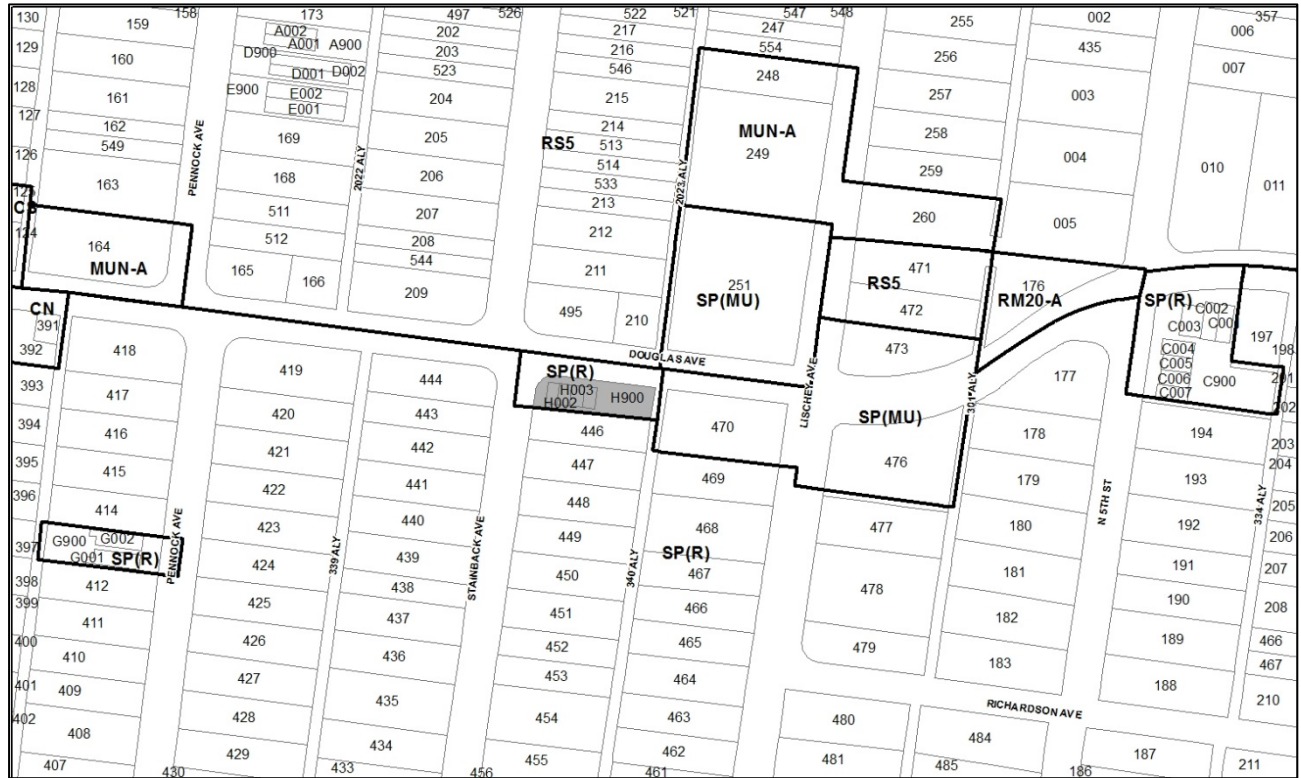
A request for a periodic review of the Olde Mill Specific Plan located at 8811 Newsom Station Road and 8873 Newsom Station Road, approximately 1700 feet northwest of Coley Davis Road (131.06 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the March 8, 2018, Planning Commission meeting at the request of the applicant.



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2015SP-049-003
1225 STAINBACK AVENUE SP (AMENDMENT)
Map 071-15-0-H, Parcel(s) 001-004, 900
05, East Nashville
05 (Scott Davis)



Project No. Specific Plan 2015SP-049-003
Project Name 1225 Stainback Avenue SP (Amendment)
Council District 05 – Scott Davis
School District 5 – Buggs
Requested by Goodhope Development Consulting, applicant; Strategic Options International, LLC, owner.

Deferrals This item was deferred at the January 11, 2018, Planning Commission meeting. No public hearing was held.

Staff Reviewer Hill
Staff Recommendation *Defer to the February 8, 2018, Planning Commission meeting.*

APPLICANT REQUEST

Amend a Specific Plan to permit four non-owner occupied short term rentals.

Preliminary SP Amendment

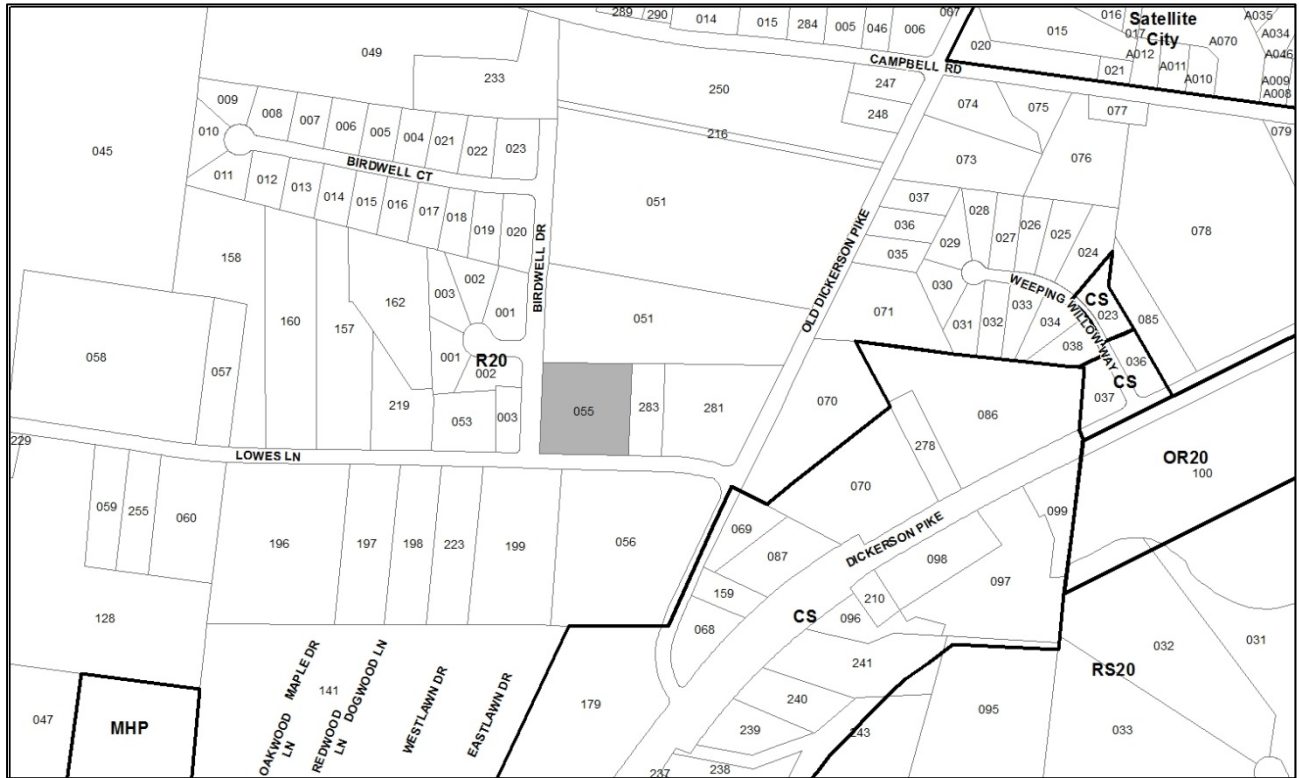
A request to amend a Specific Plan to permit four non-owner occupied short term rentals on properties located at 330, 332, 334, 336, and 336 B Douglas Avenue, at the southeast corner of Douglas Avenue and Stainback Avenue, zoned Specific Plan-Residential (SP-R) (0.14 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 8, 2018, Planning Commission meeting at the request of the applicant.



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2017SP-078-001
LOWES LANE SP
Map 033, Parcel(s) 055
02, Parkwood-Union Hill
03 (Brenda Haywood)



Project No. Specific Plan 2017SP-078-001
Project Name Lowes Lane SP
Council District 03 - Haywood
School District 3 - Speering
Requested by Dale and Associates, applicant; Be A Helping Hand Foundation, owner.

Deferrals The application was deferred indefinitely at the October 26, 2017, 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 15 residential units

Zone Change

A request to rezone from One and Two-Family Residential (R20) to Specific Plan – Residential (SP-R) zoning on property located at Lowes Lane (unnumbered), at the northeast corner of Birdwell Drive and Lowes Lane (2.11 acres), to permit up to 15 detached multi-family residential units.

Existing Zoning

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. *R20 would permit a maximum of 4 lots with 1 duplex lot for a total of 5 units.*

Proposed Zoning

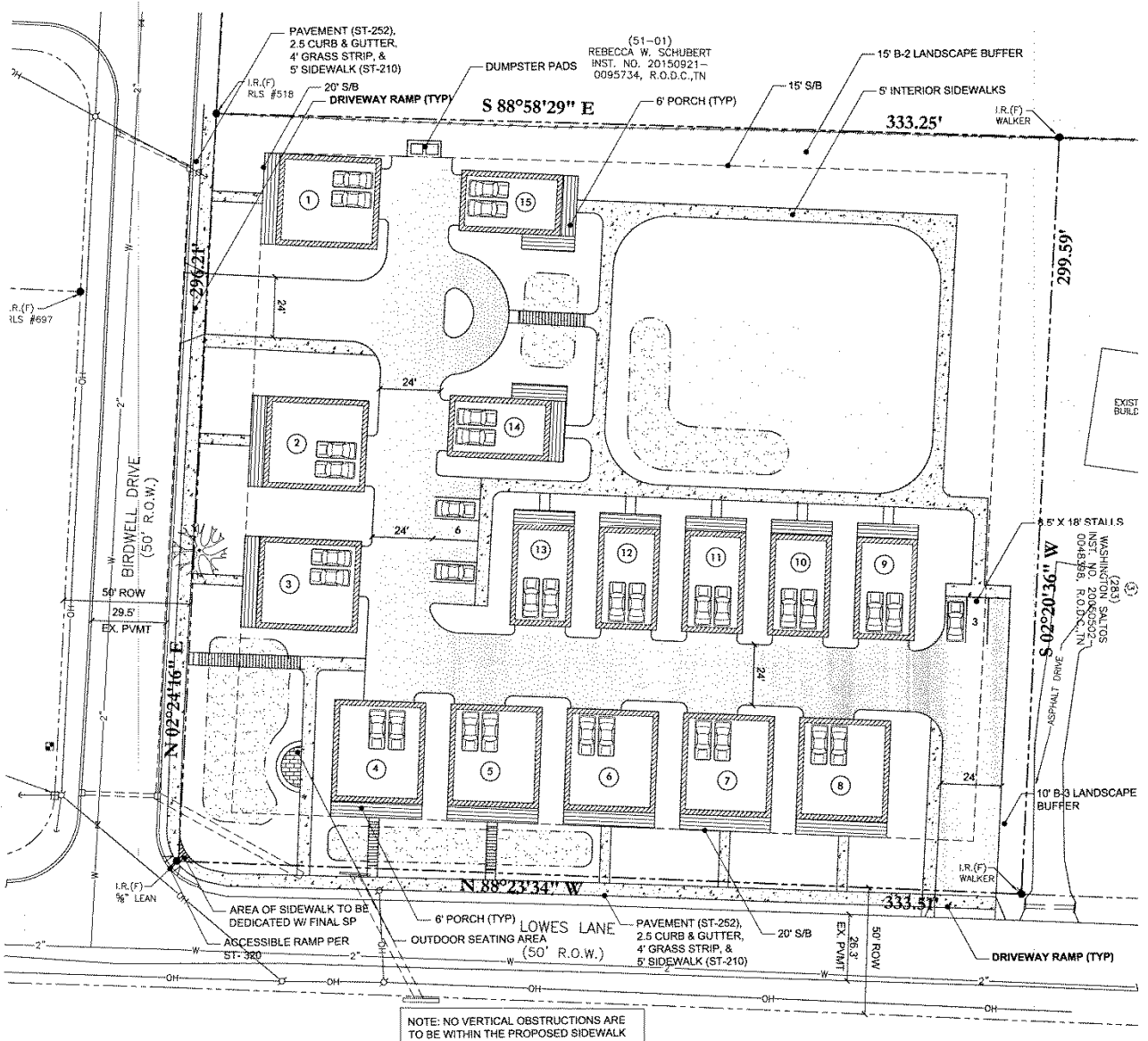
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building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

PARKWOOD-UNION HILL 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.



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NOTE: NO VERTICAL OBSTRUCTIONS ARE TO BE WITHIN THE PROPOSED SIDEWALK



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

Consistent with Policy?

Yes. The proposed residential development is consistent with both the Conservation policy and T3 Suburban Neighborhood Evolving policy. The conservation area on the site is determined by TDEC to be a non-jurisdictional wetland. This means that there are no required buffers and the area can be removed with no state permits or local variances. The proposal provides additional housing options in the area.

The property is located within 320 feet from a corridor, Old Dickerson Pike. The proposed plan provides a transition from the suburban character of the single-family residential units across Birdwell Drive. The plan provides larger units along the street frontage of Birdwell Drive and Lowes Lane, while providing smaller units interior to the site. The proposed plan provides an important transition from the more intense T3 Suburban Mixed Use Corridor policy to the south of this site and the T2 Rural Maintenance policy to the west, which is zoned R20.

PLAN DETAILS

This vacant site is located at the northeast corner of Lowes Lane and Birdwell Drive and is approximately 2.11 acres in size.

Site Plan

The plan proposes 15 detached multi-family residential units. Five units will orient to Lowes Lane and three units will orient to Birdwell Drive. The remaining seven units will orient to open space located in the northeast corner of the site. The units that orient to public streets are slightly larger than the interior units. The proposed units will be 3 stories within 35 feet measured to the roofline.

A private drive will extend from Lowes Lane and Birdwell Drive to provide access to the site. Parking will be provided within garages and surface parking. The proposed plan meets Metro Zoning Code requirements for parking. The plan proposes a five foot wide sidewalk and a four foot wide planting strip along Lowes Lane and Birdwell Drive, consistent with local street standards. Internal sidewalks will connect to the new sidewalk along Birdwell Drive and Lowes Lane.

ANALYSIS

The proposed residential uses are consistent with the T3 Neighborhood Evolving policy at this location. The units oriented to Lowes Lane and Birdwell Drive area are slightly larger than the interior units. The change in unit size along with the spacing of units provides a transition to the T2 Rural Maintenance policy on the opposite side of Birdwell Drive. The T3 Neighborhood Evolving



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policy is intended to enhance suburban residential neighborhoods with more housing choices and improved pedestrian connectivity. Sidewalks will be installed throughout the development and along Lowes Lane and Birdwell Drive. This plan provides another housing choice within 320 feet from a corridor, and provides a transition from the neighboring T2 Rural Maintenance policy.

Due to inclement weather, notice of the public hearing was not mailed on the date required by the Planning Commission Rules and Procedures. However, signs were posted according procedure and the notice of public hearing was mailed 9 days prior to the date of the public hearing. Therefore, staff recommends suspension of the rules regarding public notice mailing.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

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

PUBLIC WORKS RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **R20**

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)	2.11	2.17 D	5 U	48	4	6

*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 (210)	2.11		15 U	144	12	16



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Traffic changes between maximum: **R20 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+10 U	+96	+8	+10

METRO SCHOOL BOARD REPORT

Projected student generation existing R20 district: 1 Elementary 0 Middle 0 High
Projected student generation proposed SP-R district: 2 Elementary 1 Middle 1 High

The proposed SP-R zoning district could generate three more students than what is typically generated under the existing R20 zoning district. Students would attend Old Center Elementary, Goodlettsville Middle School, and Hunters Lane 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.

CONDITIONS

1. Permitted land uses shall be limited to a maximum of 15 detached multi-family residential units.
2. Provide an access easement across the Lowes Lane entrance drive and extending to the eastern property line.
3. Revise Architectural Note No. 1 “Building façades fronting a street or courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing. Unit 3 shall have street façade requirements on the southern side of the building. Unit 4 shall have street façade requirements on the western side of the building.”
4. Requesting this rezoning may affect the provision of affordable or workforce housing units in rental projects involving five or more rental units on site, as set forth in Ordinance Nos. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.
5. 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.
6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9-A zoning district for the residential units.
7. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
8. 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.



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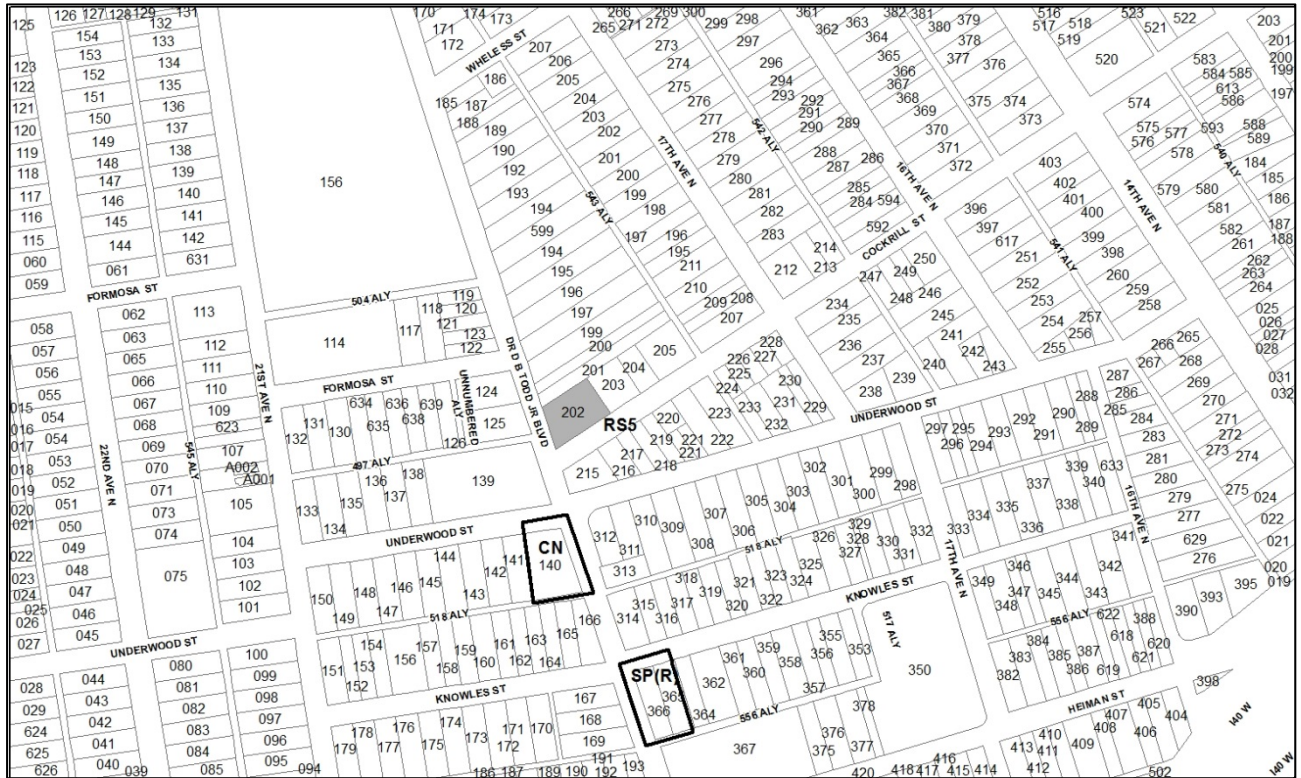
9. The final site plan shall label all internal driveways as “Private Driveways”. A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner’s Association.
10. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee 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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2018SP-003-001
1600 DB TODD JR. SP
Map 081-15, Parcel(s) 202
08, North Nashville
21 (Ed Kindall)



Project No. Specific Plan 2018SP-003-001
Project Name 1600 DB Todd Jr. SP
Council District 21 - Kindall
School District 1 - Gentry
Requested by Sebasiane Eraga, applicant; Hanna Tope, owner.

Deferrals This item was deferred at the January 25, 2018, Planning Commission meeting. No public hearing was held.

Staff Reviewer Napier
Staff Recommendation Disapprove.

APPLICANT REQUEST

Preliminary SP to permit up to three residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Residential (SP-R) zoning for property located at 1600 Dr. DB Todd Jr. Boulevard, at the northeast corner of Dr. DB Todd Jr. Boulevard and Cockrill Street (0.29 acres), to permit up to three multi-family residential units.

Existing Zoning

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

Proposed Zoning

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

NORTH NASHVILLE COMMUNITY PLAN

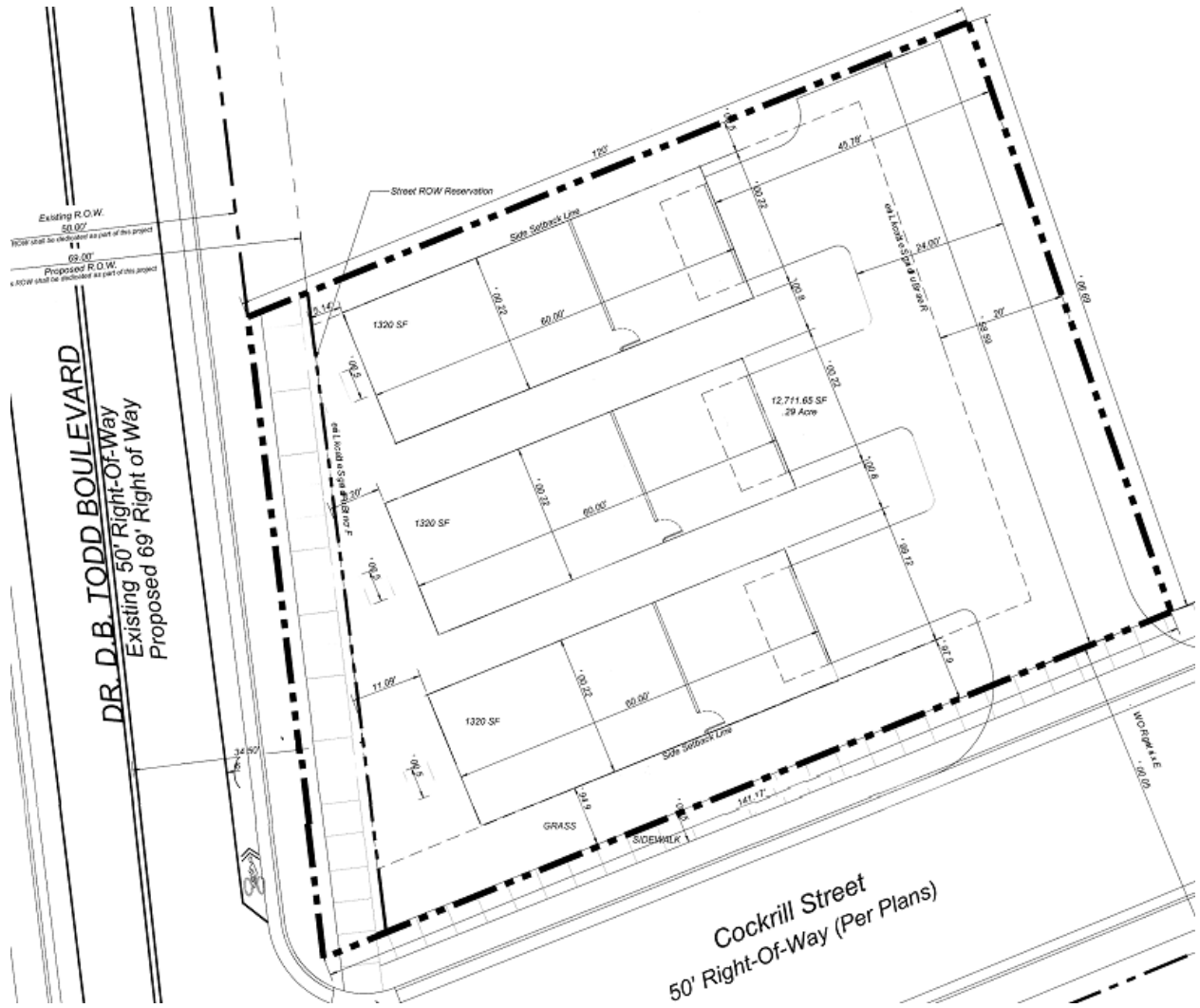
T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character 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 proposed SP is inconsistent with T4 Urban Neighborhood Maintenance policy, which is intended to maintain the general character of existing urban neighborhoods. The proposed zone change would introduce a multi-family use into the neighborhood where no multi-family uses currently exist. The site is located within the interior of a T4 NM policy with an established character. The current land use pattern within the neighborhood consists of single-family homes with some two-family homes located within the surrounding blocks. The bulk of the proposed



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Proposed Site Plan



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structures and shallow front setbacks will create a new character for the block face which is inconsistent with the existing adjacent structures. The proposed bulk and intensity of the plan is inconsistent with the intent of T4 NM policy at this location.

PLAN DETAILS

The site consists of one parcel totaling 0.29 acres at the northeast corner of Dr. DB Todd Jr. Boulevard and Cockrill Street. The site is currently vacant. The existing zoning district allows for single-family residential uses.

Site Plan

The plan proposes three detached multi-family residential units with all units fronting Dr. DB Todd Jr. Boulevard. The plan indicates all units will have a maximum height of 2 stories in 35 feet. Each unit will have a pedestrian connection to the existing sidewalk along Dr. DB Todd Jr. Boulevard. A 6 foot bike lane, 8 foot planting strip, and 6 foot sidewalk are proposed along Dr. DB Todd Jr. Boulevard. Cockrill Street is a local street and will require the construction of a sidewalk which meets the local street standard, a 4 foot grass strip and a 5 foot sidewalk.

Each unit will contain a rear loaded two car garage accessed from a proposed driveway from Cockrill Street. Each unit includes 2 garages spaces.

ANALYSIS

This site is located on the northeast corner of Dr. DB Todd Jr. Boulevard and Cockrill Street which is the beginning of the block face for the eastern side of Dr. DB Todd Jr. Boulevard. While the policy acknowledges T4 NM areas will experience some change over time, when these changes occur, efforts should be made to retain the existing character of the neighborhood. Introducing structures with the proposed bulk and shallow setbacks into the neighborhood, which contains large front setbacks, does not maintain the existing character of the neighborhood.

The site plan indicates the front setbacks range from 5 feet to 11 feet. These setbacks are inconsistent with the front setbacks of the existing structures to the north and the existing structures across Dr. D.B. Todd Jr. Boulevard. Contextual setbacks as required by the Zoning Code if applied to this property would require a front setback that exceeds 50 feet.

The setbacks combined with the lot coverage present a physical character which is inconsistent with the existing built environment when comparing the plan to the existing structures in the neighborhood. The predominant character within the neighborhood contains structures with wider front facades and shorter rear depth than the structures proposed within the plan.

The current zoning, RS5, permits single-family residential uses; the proposed plan would introduce a multi-family residential development. A multi-family use is inconsistent with the existing land uses within the neighborhood. Given T4 NM maintenance policy, the existing character and land use, a two-family use is likely the most intensity the T4 NM policy will support at this location. The use and bulk proposed in this plan is inconsistent with T4 Neighborhood Maintenance policy and is not context sensitive to the neighborhood.



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FIRE MARSHAL

Approve with conditions

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

STORMWATER

Approve

WATER SERVICES

Approve with conditions

- The proposed sanitary sewer design will not work, and must be re-done and approved prior to Final SP approval. (The existing public sewer layout is shown inaccurately, which will impact this re-design. Please show actual public sewer location on the Final SP.) This re-design will likely require a shared private sewer system, which must be approved through an MWS variance process.
- Please obtain this variance approval, including submission of a Letter of Responsibility, prior to Final SP approval. These approved variance plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs, within dedicated ROW.
- Indicate sidewalk construction per MPW standard ST-210 and curb and gutter per ST-200.
- Submit recorded copy of ROW dedication prior to building permit approval by MPW.
- Indicate installation of ADA ramp at the intersection of Cockrill and Dr. DB Todd

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Work with MTA -John Cole, to locate a bus shelter area along Cockrill St frontage.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.29	8.71 D	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	0.29	-	3 U	29	3	4



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+9	+1	+1

METRO SCHOOL BOARD REPORT

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

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

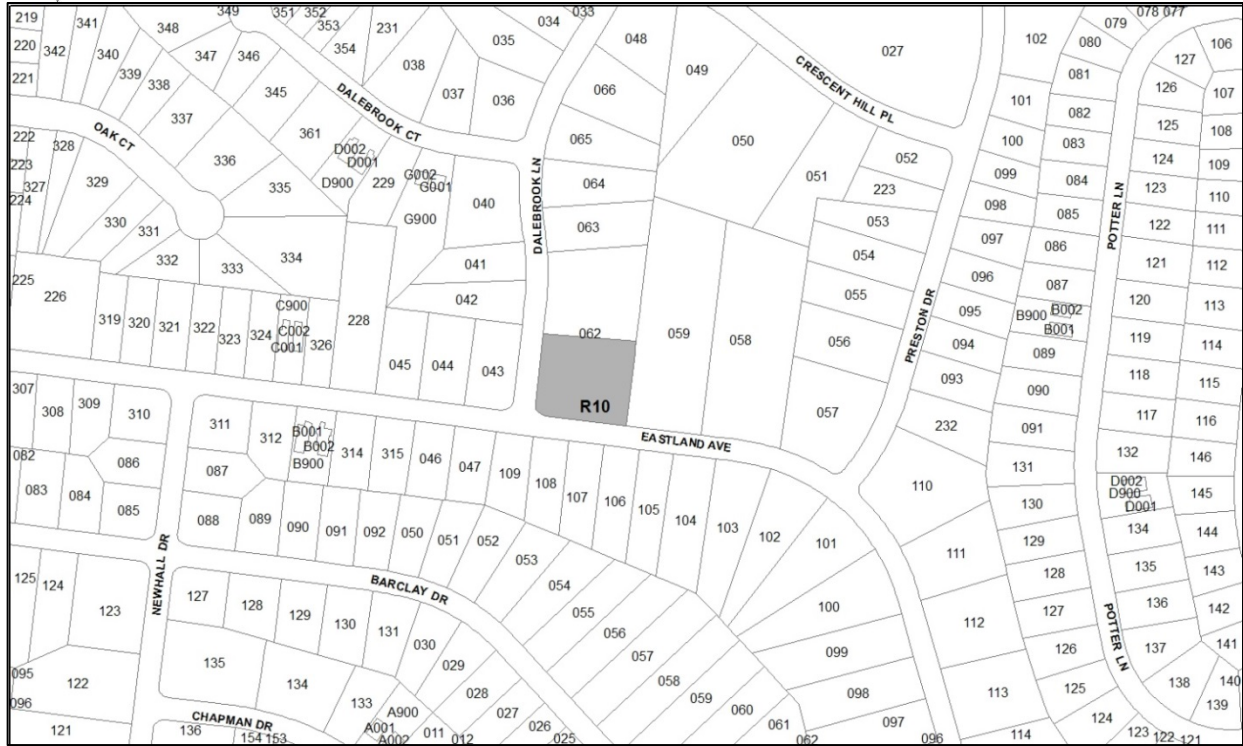
The proposed SP-R zoning could generate two more students than what is typically generated under the existing RS5 zoning district. Students would attend Churchwell Elementary, John Early Middle School, and Pearl-Cohn High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

Staff recommends disapproval as the request is inconsistent with the T4 Neighborhood Maintenance policy at this location.



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2017NHL-001-002
DALEBROOK 37206
Map 083-08, Part of Parcel(s) 062
05, East Nashville
06 (Brett Withers)



Project No. Development Plan 2017NHL-001-002
Project Name Dalebrook 37206
Council District 06- Withers
School District 5 – Buggs
Requested by Design Build Partners, applicant; Greater Grace Temple Community Church, owner.

Deferrals This item was deferred at the August 24, 2017, October 12, 2017, November 9, 2017, and December 14, 2018, Planning Commission meetings. No public hearing was held.

Staff Reviewer Burse
Staff Recommendation *Defer to the April 26, 2018, Planning Commission meeting.*

APPLICANT REQUEST

Development Plan approval to permit office and medical office uses.

Neighborhood Land Overlay Development Plan

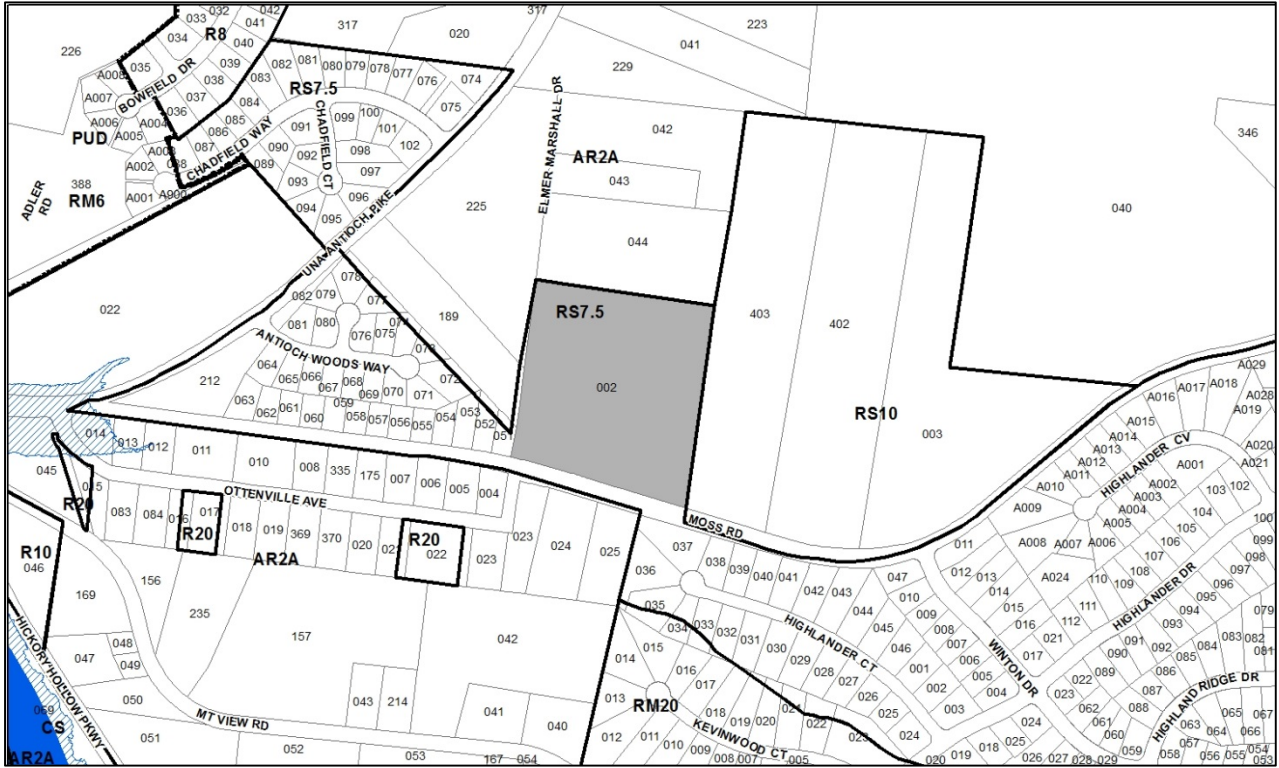
A request for development plan approval on a portion of property located at 901 Dalebrook Lane, at the northeast corner of Dalebrook Lane and Eastland Avenue, zoned One and Two-Family Residential (R10) and within a Neighborhood Landmark Overlay District (0.79 acres), to permit general office and medical office uses.

STAFF RECOMMENDATION

Staff recommends deferral to the April 26, 2018, Planning Commission meeting at the request of the applicant.



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2007S-172-001
CLAIMONT VILLAGE
Map 163, Parcel 002
13, Antioch-Priest Lake
28 (Tanaka Vercher)



Project No.	Concept Plan 2007S-172-001
Project Name	Clairmont Village
Council District	28 – Vercher
School District	6 – Hunter
Requested by	Lukens Engineering Consultants, applicant; VMA Real Estate, LLC, owner.

Deferrals This item was deferred at the January 11, 2018, Planning Commission meeting. No public hearing was held.

Staff Reviewer Rickoff
Staff Recommendation *Approve with conditions.*

APPLICANT REQUEST
Create 45 residential cluster lots.

Concept Plan

A request for concept plan approval to create up to 45 clustered lots on property located at Moss Road (unnumbered), north of the terminus of Ottenville Avenue, zoned Single-Family Residential (RS7.5) (9.87 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 48 units, based on the acreage only. However, application of the Subdivision Regulations may result in fewer lots at this site.*

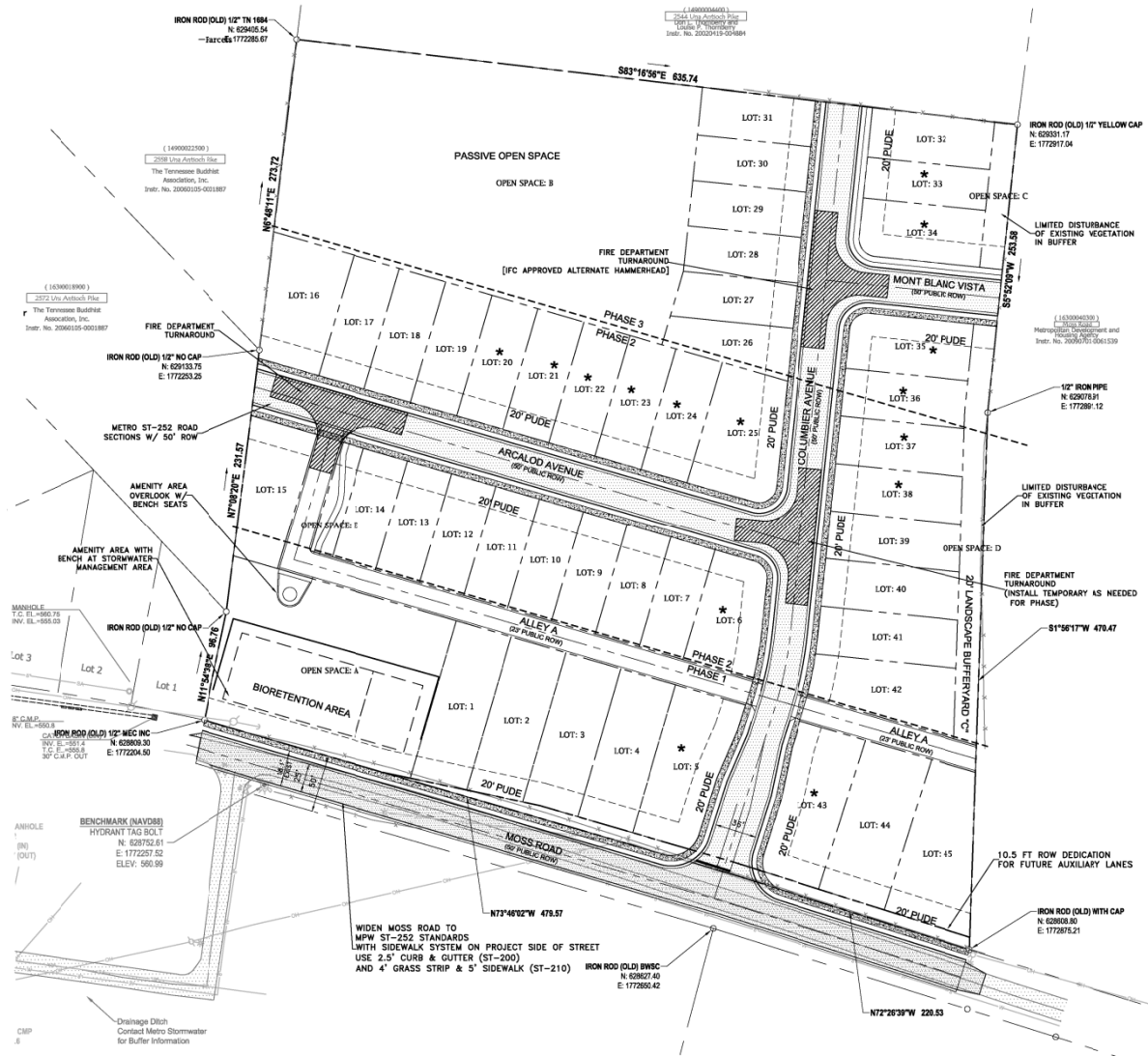
ANTIOCH-PRIEST LAKE COMMUNITY PLAN

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

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain 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



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Proposed Subdivision



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development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

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

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

Supplemental Policy Area (SPA) 13-RH-T3-NE-01 applies to undeveloped land within the Rural Hill-Moss Road neighborhood and is intended to provide guidance for redevelopment through appropriate building types, coordinated access, and enhanced connectivity.

Supplemental Policy Area (SPA) 13-RH-T3-RC-01 applies to undeveloped land within the Residential Corridor policy, generally located along Una Antioch Pike, Mt. View Road, and Rural Hill Road, where higher intensity redevelopment may be supported through appropriate building form, site access, and enhanced connectivity. This SPA is identified along the western property line, associated with adjacent (western) parcels located along the Una Antioch Pike corridor.

PLAN DETAILS

This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application. The proposed subdivision is located on approximately 9.87 acres on the north side of Moss Road, east of Una Antioch Pike.

The site is vacant and is primarily located in T3 Neighborhood Evolving policy, extending north/east on the north side of Moss Road, and south/west on the south side of Moss Road. Conservation policy is located in pockets near the northern property line, identifying areas with steeper slopes. A small area of mixed T3 Residential Corridor and T3 Neighborhood Maintenance policies are identified along the western property line, associated with adjacent (western) parcels closer to the Moss Road/Una Antioch Pike intersection. This site is also located within 2 supplemental policies areas, which generally focus on connectivity, access, and open space networks. While NashvilleNext policies provide guidance for subdivisions, Metro's Subdivision Regulations control how land is divided and the pattern of development to reflect different contexts and character.

The surrounding area includes primarily single-family residential and vacant properties, with scattered community/institutional uses.



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History

In 2007, the Planning Commission approved with conditions a concept plan (Clairmont Village) with 45 single-family lots at this site. Under Metro's Subdivision Regulations in effect in 2007, development plans were required within two years of concept plan approval. The Clairmont Village development plans were never submitted to Metro Planning for review, and the 2007 concept plan subsequently expired.

Site Plan

The site plan includes 45 single-family clustered lots. Lots are clustered down to the RS3.75 zoning district size and range from 3,888 square feet to 8,290 square feet. Eight perimeter lots front onto Moss Road and the remaining 37 lots front new interior streets. The eight perimeter lots are larger than the interior lots, ranging from approximately 6,700 square feet to 8,290 square feet.

A public alley is proposed behind the Moss Road lots, eliminating the use of single-access driveways from Moss Road. The alley provides access to the eight perimeter lots as well as lots 6 through 14, located directly behind the perimeter lots. Two east-west streets are included in this development. Arcalod Avenue is located mid-site and will extend to the western property line for a future connection, and Mont Blanc Vista is located north of Arcalod Avenue and will extend to the eastern property line for a future connection. Columbiar Avenue, a north-south street, will extend to the northern property line. All new streets contain a 50 foot right-of-way with a 5 foot sidewalk and 4 foot planting strip, consistent with the local street standard. Moss Road will also be improved to the local street standard to include a 5 foot sidewalk and 4 foot planting strip. Additional right-of-way will be dedicated on the north side of Moss Road for future auxiliary lanes. Areas of dedication are included on the concept plan and will be recorded with the final plat.

In cluster lot subdivisions, a minimum of 15 percent of each phase of development shall be open space. This concept plan provides approximately 2.57 acres of open space (26% of the site), including stormwater management areas. A pedestrian path connects Arcalod Avenue to Open Space 'A' which is located west of the perimeter lots, between Moss Road and the rear alley. Open Space 'A' extends approximately 145 feet back from Moss Road and includes an amenity area with seating, bioretention area, and retaining wall. Staff recommends evergreen landscaping be included along the south side of the retaining wall to appropriately screen the wall from the road. Staff also recommends additional canopy trees be included along the north side of the wall to buffer the views into the development from Moss Road, particularly to the rear of lots 12 through 15. Open Space 'B' is a larger open space located at the northwestern portion of the site and includes the largest concentration of steep slopes. Open Space "B" will be preserved from development and will remain in its natural state. A standard "C" buffer has been included along the eastern property line.

Fifteen lots are designated as critical lots due to portions of the lots having steep slopes in excess of 20 percent. No problem soils have been identified on site.

ANALYSIS

This proposal is consistent with the cluster lot standards specified in the Zoning Code. The original site plan included an internal road network that was located in an area of naturally steeper slopes much closer to the northern property line, now proposed as Open Space 'B'. Additionally, the original plan proposed 48 lots that were all oriented towards new internal streets. At staff's request, the layout was modified by shifting the development footprint to the south outside of the most



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environmentally sensitive areas, and reorienting some of the lots towards Moss Road, resulting in a reduction of lots from 48 to 45. The revised plan preserves much of the hillside portion of the property while still providing options for future connectivity.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- Room for detention may be required in a later plan.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- With the final plans, show the connection tie in of the proposed Moss Road to existing Moss Road located to the west.

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

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

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. All conditions from Metro Public Works and Metro Water Services must be completed or bonded prior to the recording of the final plat.
2. All conditions from Stormwater must be addressed with the final site plan.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply must be met prior to the issuance of building permits.
4. A tree protection plan shall be provided with the final site plan application to indicate preservation of trees within common open space and buffer areas.
5. Any tree removal in the buffer yard areas shall be reviewed and approved by the Urban Forester.
6. Open space 'B' shall be maintained in its existing state. The following note shall be added to Open Space 'B' on the final site plan: "All existing trees shall be preserved. This area shall remain undisturbed."



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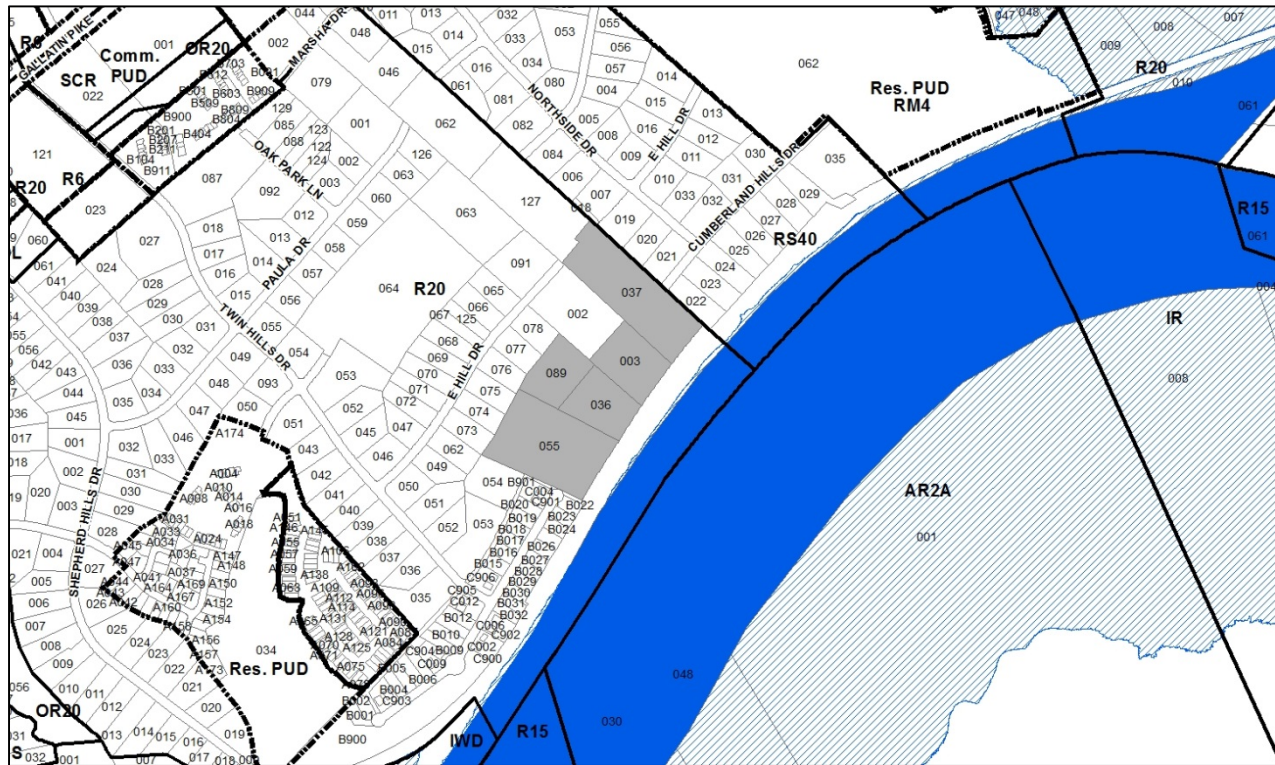
7. Outside of areas reserved for stormwater treatment or recreation, existing canopy trees in Open Space 'A' should be maintained.
8. With the final site plan, a landscape plan and plant schedule shall be provided to address items a, b, and c below, indicating the size, height, and species of all proposed vegetation.
 - a) Landscaping and treatment of the bioretention area in Open Space 'A' shall be designed as an amenity. Applicant shall work with staff on landscape details with the final site plan. Stormwater management devices should be treated as community amenities in addition to their other functions.
 - b) Landscaping shall be included in front of the Moss Road retaining wall (south side of wall) that appropriately screens the wall from Moss Road. Appropriate screening should include evergreen shrubs, vines, and trees to reduce the visibility of the wall from the street.
 - c) Additional canopy trees shall be provided in Open Space 'A' behind the retaining wall (north side of wall) to buffer the rear of lots 12, 13, 14, and 15 from Moss Road. In addition, one canopy tree shall be provided at the rear of lots 12, 13, 14, and 15. All canopy trees shall be a minimum two-inch caliper and a minimum 12 feet in height at time of planting.
9. Any lots designated as critical lots shall be developed in compliance with the critical lot requirements pursuant to Section 17.28.030 of the Metro Zoning Code. If critical lots cannot be developed in compliance with the critical lot requirements, the lot layout shall be modified accordingly.
10. On the final site plan, a standard "C" landscape buffer shall be identified along the eastern property line, consistent with the concept plan.
11. Phases 2 and 3 shall be combined or the phase lines adjusted accordingly so that open space is provided for in each phase of development, consistent with Section 17.12.090.D of the Metro Zoning Code.
12. On the final site plan, relocate the Moss Road sidewalks to along the final right-of-way line, after dedication for future auxiliary lanes. The curb and gutter location shall remain as shown on the concept plan. Areas of dedication shall be recorded with the final plat.
13. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.



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2017S-254-001

RIVERVIEW AT CUMBERLAND HILLS

Map 034-03, Parcel(s) 089

Map 034-04, Parcel(s) 003, 036-037

Map 034-07, Parcel(s) 055

04, Madison

10 (Doug Pardue)



Project No. **Concept Plan 2017S-254-001**
Project Name **Riverview at Cumberland Hills**
Council District 10 - Pardue
School District 3 – Speering
Requested by Dewey Engineering, applicant; Domus Partners, LLC, owner.

Deferrals This item was deferred at the December 14, 2017, and the January 11, 2018, Planning Commission meeting. The public hearing was held but remains open.

Staff Reviewer Birkeland
Staff Recommendation *Approve with conditions.*

APPLICANT REQUEST

Concept plan approval to create 37 lots including 9 two-family lots, for a total of 46 units.

Concept Plan

A request for concept plan approval to create 37 lots including 9 two-family lots, for a total of 46 units on properties located at 2133 E Hill Drive, 2135B E Hill Drive, Twin Hills Drive (unnumbered), and E Hill Drive (unnumbered), at the current terminus of E Hill Drive, zoned One and Two-Family Residential (R20) (19.85 acres).

Existing Zoning

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. *R20 would permit a maximum of 43 lots with 10 duplex lots for a total of 53 units, based on 19.85 acres.*

HISTORY

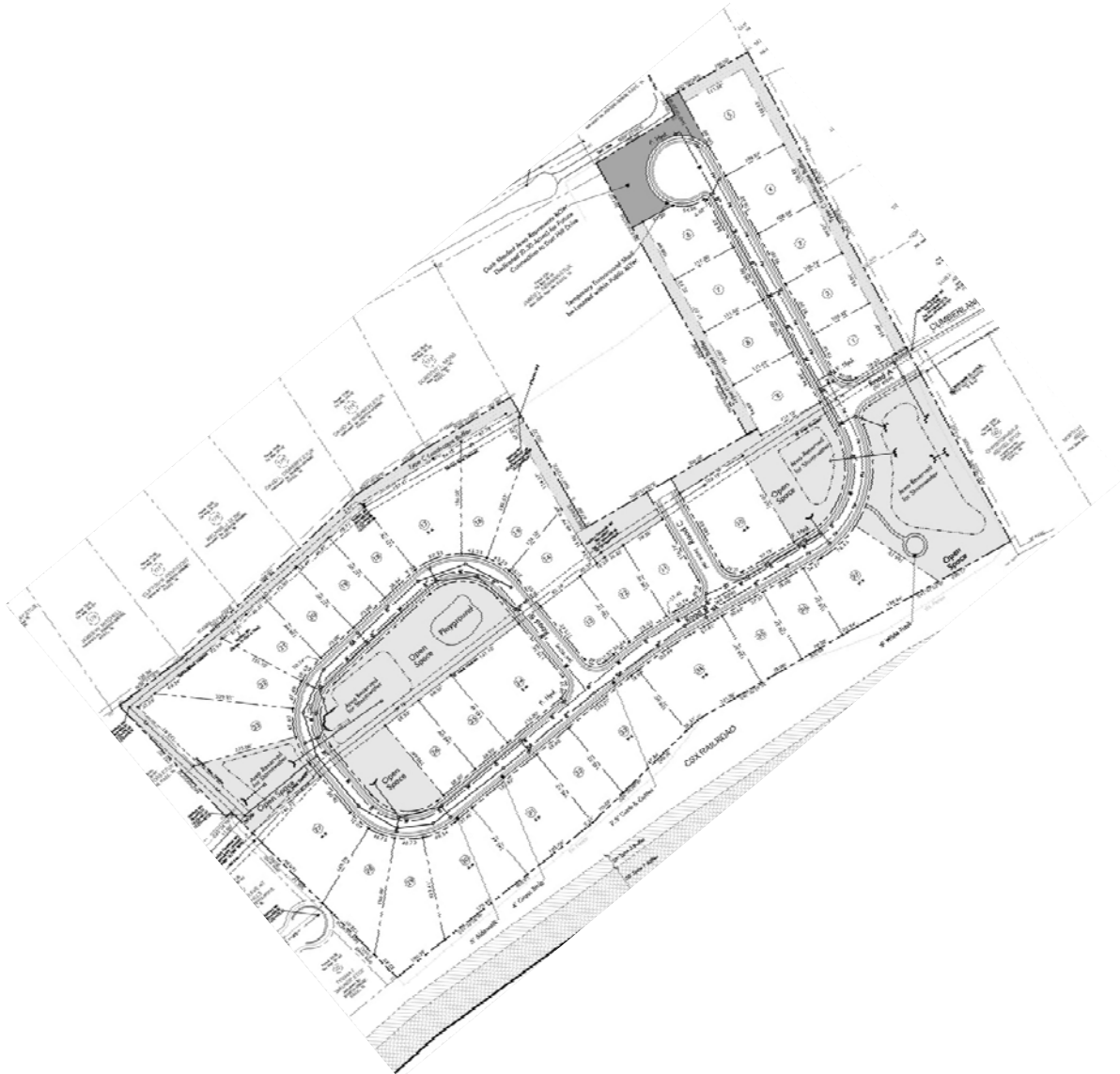
This item was presented at the December 14, 2017, Planning Commission meeting. The public hearing was held and closed. The Planning Commission heard concerns from the public as it related to the potential impact of the proposed subdivision to the immediate neighborhood, including concerns regarding notices. The Planning Commission deferred this item to provide an opportunity for notices to be re-sent and to reopen the public hearing. This item was presented at the January 11, 2018, Planning Commission meeting. The public hearing was held and closed. The applicant requested deferral of this item to revise the plan in regards to lot sizes for duplex lots. The public hearing was held but remains open.

MADISON COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain 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



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Proposed Concept Plan



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pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

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

PLAN DETAILS

The property is approximately 19.85 acres and is located west of Cumberland Hills Drive. The majority of the site is vacant. The proposed plan is surrounded by one and two-family residential uses to the north, east and west of the site. A CSX railroad is located south of the site.

Site Plan

The site plan proposes up to 37 lots including 9 two-family lots, for a total of 46 units. Lot sizes range from 10,001 square feet to 20,247 square feet. All of the 37 lots will front on to new public roads.

The concept plan proposes to extend Cumberland Hills Drive from the east to provide access to the new lots. New streets will include a five foot wide sidewalk and a four foot wide grass strip, consistent with local street standards. A five foot wide trail is included in the open space area along the southeastern property line.

A 20 foot C-3 landscape buffer is proposed along all property lines that abut existing lots. Two open space areas with amenities including a playground and walking trail is provided in the development, which exceeds the requirements of the Zoning Code for the cluster lot option.

ANALYSIS

The cluster lot option in the Zoning Code allows for flexibility of design, the creation of open space and the preservation of natural features in Single-Family (RS) and One and Two-Family (R) zoning districts. To promote creative designs, lots are allowed to contain less land area than what is normally required by the base zoning district. The minimum lot area within a cluster subdivision can be reduced down two smaller base zone districts. With this plan, the applicant is proposing to cluster the parcels to 10,000 square foot lot sizes. The proposed duplex lots are a minimum of 20,000 square feet. The cluster lot option does not allow more density than what would be allowed under R20 zoning. The cluster lot option allows a reduction in lot sizes to work with exiting topography, create more useable open space, etc.

In cluster lot subdivisions, a minimum of 15 percent of the development shall be open space. Of the total 19.85 acres, 4.66 acres will remain as open space, or 23% of total area.

- Stormwater facilities, such as bio swales and detention ponds, included in the open space, occupy 1.07 acres of open space.
- Landscaping buffer occupies 1.03 acres of open space.
- Total usable open space is 2.56 acres or 12.9% of total area.



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Developers are also required to install recreational facilities within a portion of the open space. The applicant has proposed a playground within the central open space as well as a walking trail within the open space along the northeastern edge of the development.

The plan meets the requirements of the Subdivision Regulations and Zoning Code for a cluster lot subdivision. The proposed plan cannot connect to the Val Marie Drive to the west. The existing right-of-way along Val Marie Drive decreases at the property line of the proposed development. The right-of-way at this location is too narrow to connect a public street. The proposed plan is using the only access available to develop these properties. The plan provides for street connectivity by extending Cumberland Hills Drive and by providing future stub streets to the property to the north, if those properties redevelop in the future. The proposed plan identifies locations of duplex lots primarily on corner lots and on larger lots. This provides for disbursement of additional housing types in the development.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve

MADISON SUBURBAN UTILITY DISTRICT

Approve

WATER SERVICES

Approve with conditions

- The below comments apply to public sewer issues only. Madison Suburban Utility District serves this site with water:
- Approved as a Concept Plan only. Public sewer construction plans must be submitted and approved prior to Final Site Plan approval. (These plans may entail abandonment/relocation of a public force main, which will require a Mandatory Referral.) These approved construction plans must match the Final Site Plans. The required capacity fees must also be paid prior to Final Site Plan approval.
- FYI - MWS recommends the applicant submit a revised availability study to MWS before Final Site Plan stage, to reflect that latest unit count and site layout (will reduce the required capacity fees accordingly.)



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STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. With the final site plan, the configuration of the right-of-way dedication for the potential extension of East Hill Drive shall be finalized based on Public Works requirements. Any remaining area shall be converted to open space.
2. Extend Road C to the property line.
3. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.
4. Add the following note to the plan/plat: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
5. Must comply with all conditions and requirements of all Metro agencies.



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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, June 8, 2017, July 13, 2017, August 10, 2017, September 14, 2017, October 12, 2017, October 26, 2017, and the December 14, 2017, Planning Commission meeting. No public hearing was held.

Staff Reviewer	Birkeland
Staff Recommendation	<i>Defer indefinitely.</i>

APPLICANT REQUEST

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

Zone Change

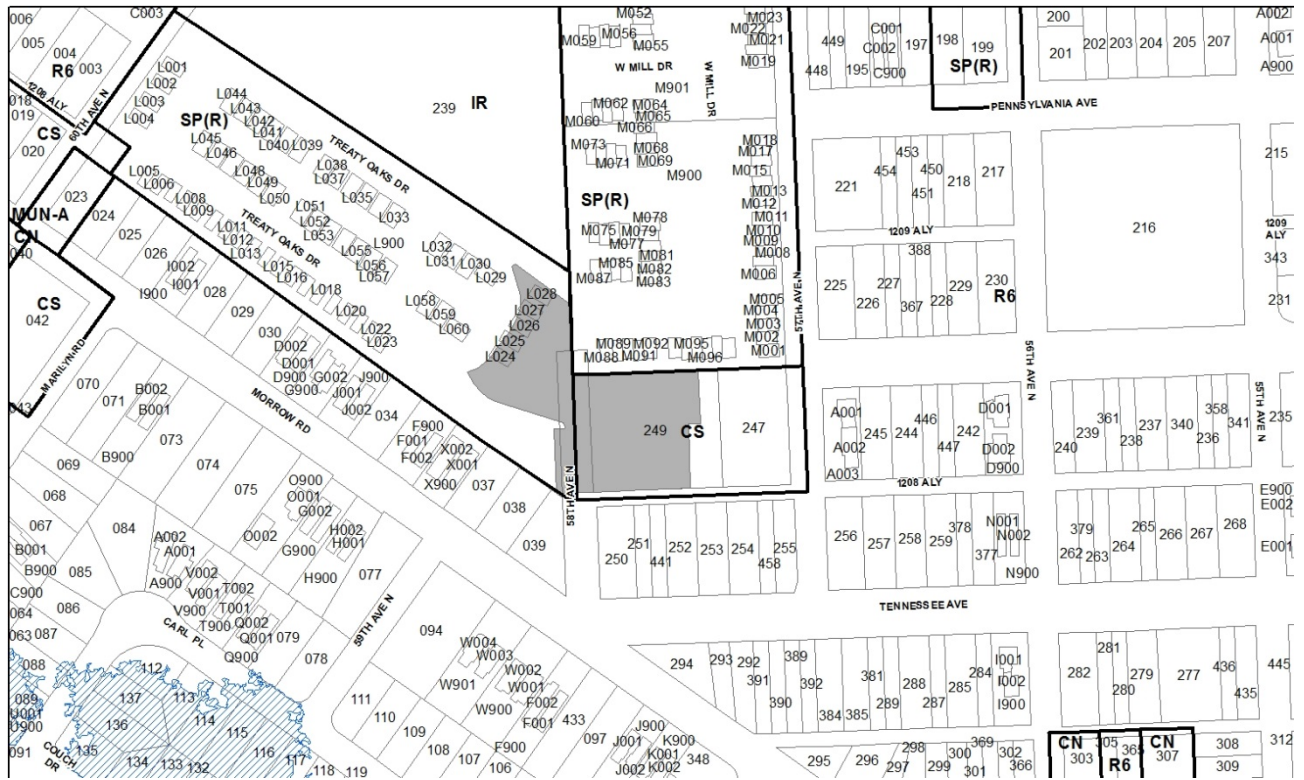
A request to rezone from Commercial Service (CS) and Single-Family Residential (RS5) to Multi-Family Residential-Alternative (RM20-A), Mixed Use Limited-Alternative (MUL-A), One and Two-Family Residential-Alternative (R6-A), and Multi-Family Residential-Alternative (RM9-A) zoning for various properties south of E Trinity Lane, (35.65 acres).

STAFF RECOMMENDATION

Staff was directed by the Planning Commission to study the land use policies within the Highland Heights neighborhood. Staff will start the process within the next few months. This zone change request is located within the Highland Heights neighborhood; therefore, staff recommends indefinite deferral of this request to allow time for the policy study to take place and policy recommendations to be made to the Planning Commission.



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2014SP-001-003

TREATY OAKS SP AMENDMENT

Map 091-06, Part of Parcel(s) 249

Map 091-06-0-L, Part of Parcel(s) 900

Map 091-06-0-L, Parcel(s) 024-028

07, West Nashville

20 (Mary Carolyn Roberts)



Project No. Specific Plan 2014SP-001-003
Project Name Treaty Oaks SP Amendment
Council District 20 - Roberts
School District 1- Gentry
Requested by CESO, Inc., applicant; 1211 57th Avenue T.O., LLC, owners.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the February 8, 2018, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions*

APPLICANT REQUEST

Amend an SP to permit up to 22 additional multi-family residential units.

SP Amendment

A request to amend a Specific Plan on a portion of property located at 1206B 60th Avenue North, 58th Avenue North (unnumbered), 1042, 1044, 1046, 1048, and 1050 Treaty Oaks Drive, approximately 185 feet north of Morrow Road, zoned Specific Plan – Residential (SP-R) and Commercial Service (CS) to add land to the Specific Plan and permit 22 additional multi-family residential units, (1.91 acres).

Existing Zoning

Specific Plan-Residential (SP-R) provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. The original Specific Plan includes only one residential building type. *The existing SP permits up to 60 multi-family residential units.*

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

Proposed Zoning

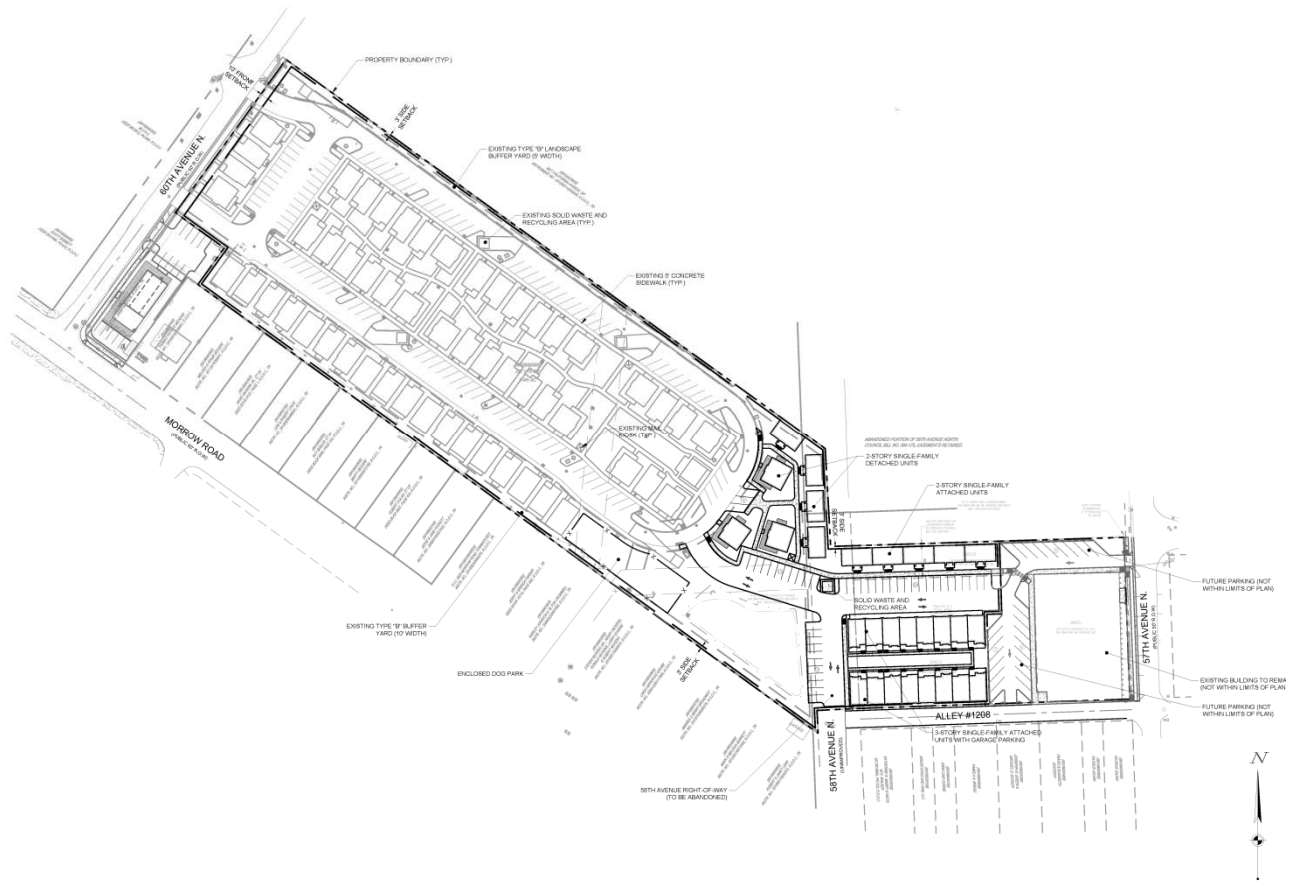
Specific Plan-Residential (SP-R) provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. With the additional 22 units within the proposed amendment, this Specific Plan will include three residential building types. *The proposed amendment permits 22 additional multifamily residential units.*

WEST NASHVILLE COMMUNITY PLAN

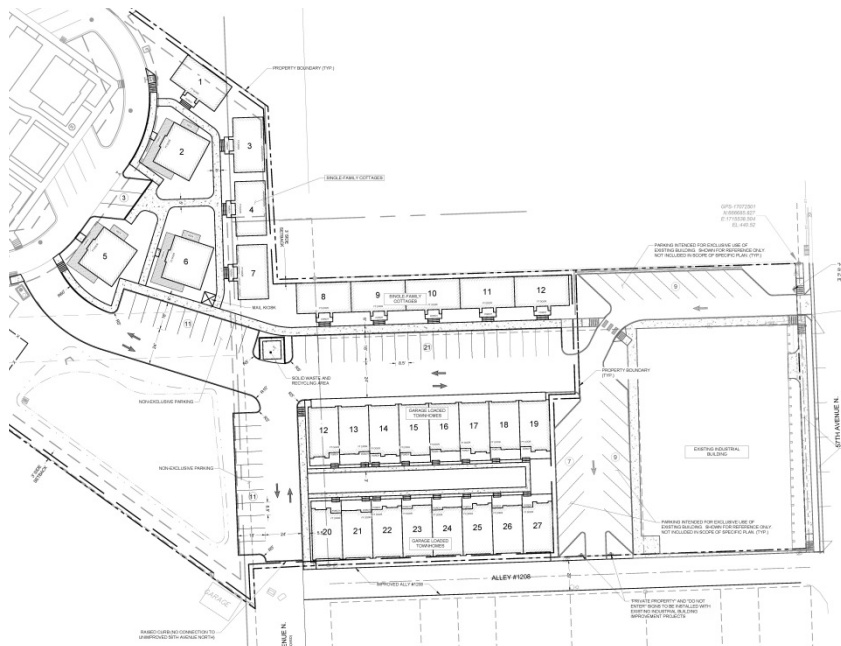
T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of



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Proposed Site Plan



Area being amended



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connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Neighborhood Maintenance policy at this location. The proposed development is redeveloping underutilized urban lots and provides for additional housing choice within the neighborhood. The development is consistent with the existing SP developments in the surrounding area.

HISTORY

In January 2014, the Metro Planning Commission approved an SP to permit 60 residential dwelling units at 1206B 60th Avenue North. The applicant is currently proposing to amend the SP to add part of one adjacent parcel to the east and permit an additional 22 multi-family residential units within the SP.

PLAN DETAILS

The site is located on a portion of property located at 1206B 60th Avenue North, 58th Avenue North (unnumbered), 1042, 4044, 1046, 1048, and 1050 Treaty Oaks Drive north of Morrow Road. The site is approximately 1.91 acres in size. The property on a portion of property at 1206B 60th Avenue North is currently zoned SP and permits up to 60 multi-family residential units. The property at 58th Avenue North (unnumbered) is currently vacant.

Site Plan

The plan proposes a multi-family residential development with an additional 22 dwelling units. The original Specific Plan permits 60 residential units. A portion of the original SP is proposed to be amended with this application.

Original SP	Proposed Amendment Area	Total SP
60 detached multifamily residential units	22 attached and detached multifamily residential units	82 attached and detached residential units
One parcel	Add part of a parcel, zoned CS, and reconfigure 6 units in the original parcel	One parcel and part of one parcel

The proposed plan provides surface parking for the seven detached units and the five attached units along the northern property line. The 16 attached units along the southern property line have garage parking spaces for each unit. The proposed surface parking will also provide guest parking for the original Specific Plan residential units.

Access to the development is along 60th Avenue North. The alley between 57th and 58th will be improved to provide access to garages for units 20-27. Per Public Works requirements, alley access will not be extended through 58th Avenue North, nor will 58th Avenue North be improved. There will be a physical barrier between the end of the private drive and 58th Avenue North.



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Architectural standards have been included in the SP. Building facades facing a street provide a minimum of one principal entrance and a minimum of 15% glazing. Standards are provided for window orientation, prohibited materials, raised foundations, and porch depths.

ANALYSIS

The plan is consistent with the T4 Urban Neighborhood Maintenance policy at this location as it provides housing consistent with the surrounding land use patterns. The development provides for infill development while respecting the existing development pattern of the neighborhood to the north.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Returned for corrections

- Provide approved Storm Water Grading Plans /Construction Documents, SWGR Application will be required for this property.

WATER SERVICES

Approve with conditions

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

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.
- As designed the mandatory referral is to be approved by council prior to Final SP.
- Construction of alley #1208 shall not be designed or constructed to restrict/ obscure access to the lots on each frontage.
- Submit recorded cross access easements prior to Final SP submission.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- See road comments.
- Traffic analysis is required at the intersection of 58th ave, Tennessee Ave, and Morrow Rd. to determine appropriate traffic control at Tennessee Ave and Morrow Rd. intersection prior to final Sp approval.



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Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.96	0.6 F	25,090 S.F.	1112	28	82

Maximum Uses in Existing Zoning District: SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.95	-	5 U	34	3	4

Maximum Uses in Proposed Zoning District: SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.91	-	22 U	147	12	14

Traffic changes between maximum: CS, SP-R, and SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		-999	-19	-72

METRO SCHOOL BOARD REPORT

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

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

Projected student generation proposed SP-R district: 4 Elementary 2 Middle 2 High

The proposed SP-R zoning is anticipated to generate five more students than what is typically generated under the existing SP-R and CS zoning districts. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

Staff recommends deferral to the February 8, 2018, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all agencies, staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS (if approved)

1. Permitted land uses shall be limited to a maximum of 22 multi-family residential units in the amendment area.
2. All standards and conditions of BL2014-636 remain in effect where applicable.
3. Building façades fronting a street or courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.



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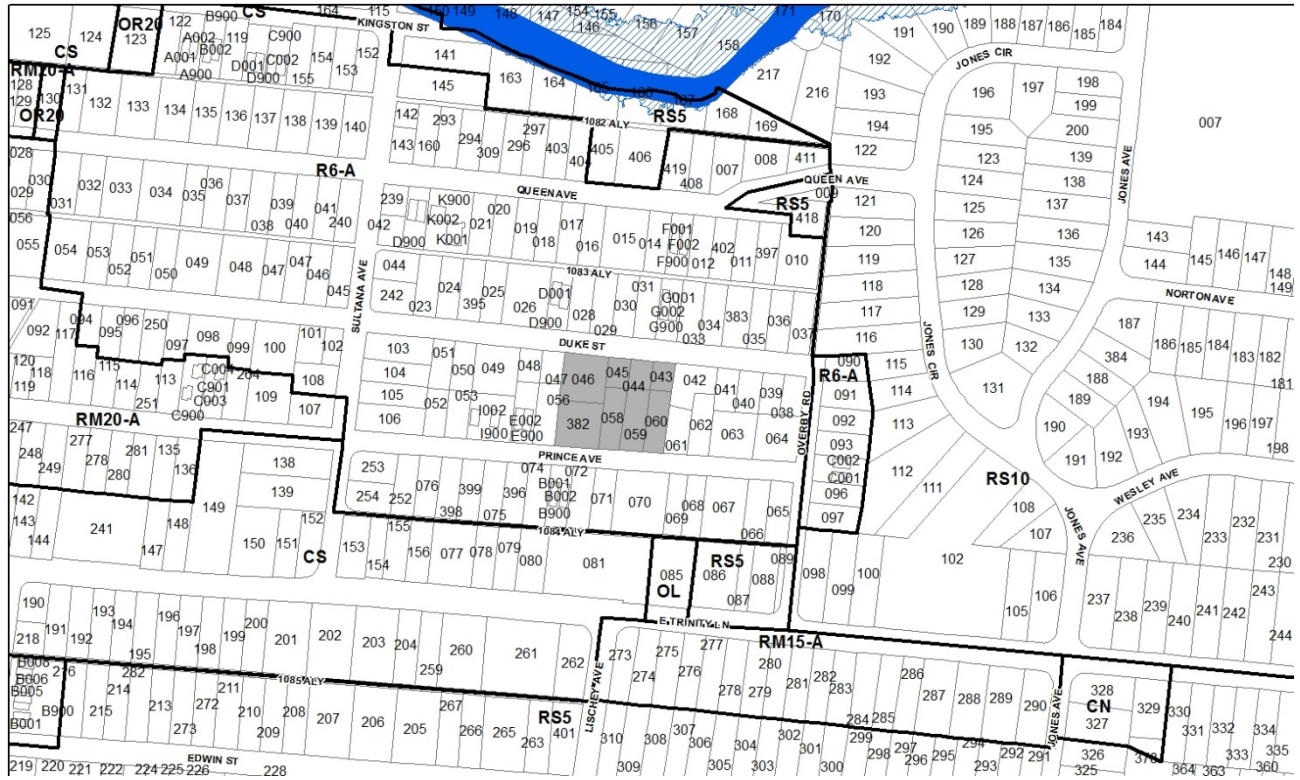
4. 58th Avenue North right-of-way shall be abandoned prior to final site plan approval.
5. Comply with all conditions of Metro Public Works and Traffic and Parking.
6. Requesting this rezoning may affect the provision of affordable or workforce housing units in rental projects involving five or more rental units on site, as set forth in Ordinance Nos. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units in the amendment area.
7. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
8. The final site plan shall label all internal driveways as “Private Driveways” and label public roads as “Public Road”. A note shall be added to the final site plan that the private driveways shall be maintained by the Homeowner’s Association.
9. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the application request or application.
10. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the 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.



SEE NEXT PAGE



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2018SP-007-001
PRINCE AND DUKE SP
Map 071-08, Parcel(s) 043-046, 058-060, 382
05, East Nashville
05 (Scott Davis)



Project No.	Specific Plan 2018SP-007-001
Project Name	Prince and Duke SP
Council District	05 – Davis
School District	3 - Speering
Requested by	Dale and Associates, applicant; Invent Communities, Inc., owner.
Staff Reviewer	Hill
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST

Rezone to SP to permit a multi-family development.

Preliminary SP

A request to rezone from One and Two-Family Residential-Alternative (R6-A) to Specific Plan-Residential (SP-R) zoning on properties located at 315, 317 A, 317 C, and 317 E Prince Avenue, and 318 B, 320, 322 and 324 Duke Street, west of Overby Road, to permit up to 15 multi-family residential units (1.17 acres).

Existing Zoning

One and Two-Family Residential – Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *Based on the current configuration, 3 of the lots are duplex eligible and 5 would permit single-family units resulting in a total of 11 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.

EAST NASHVILLE COMMUNITY PLAN

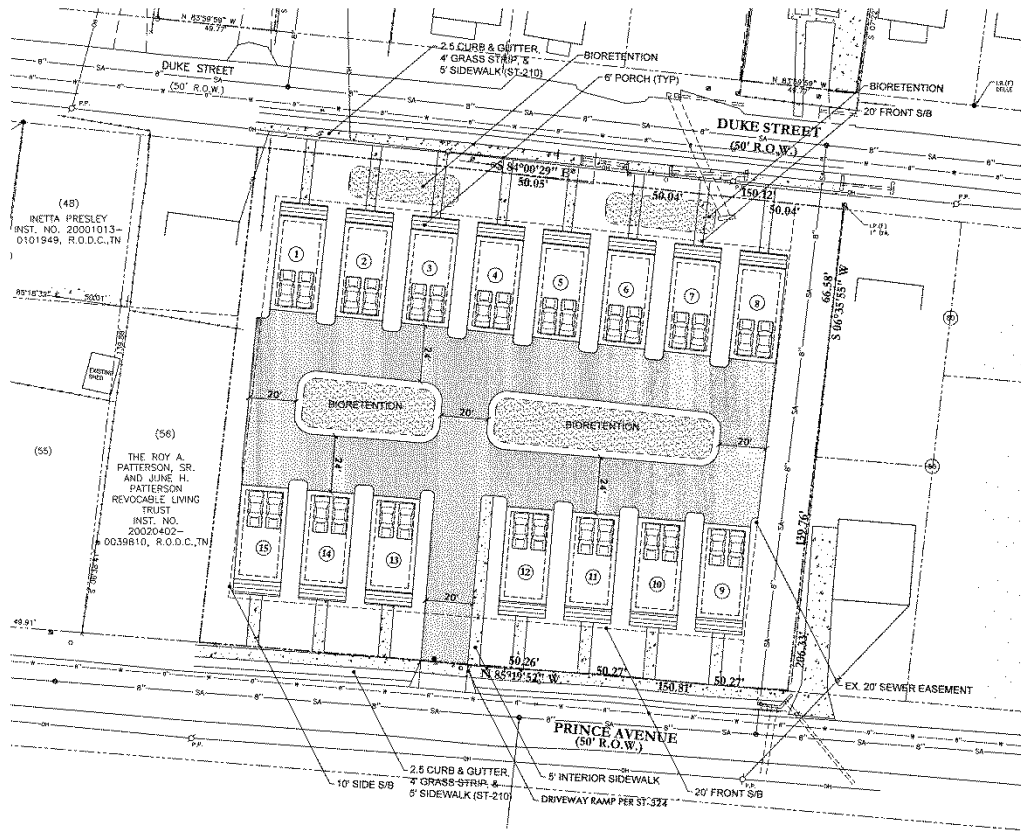
T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character 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?

Not at this location. The property is located within an Urban Neighborhood Maintenance policy area which is intended to maintain the general character of existing urban residential neighborhoods. The property is located in a neighborhood that consists of predominantly one and two-family residential uses. The proposed plan would introduce a multi-family use at the interior of the block without providing any transition to the neighboring one and two-family uses. The proposed building placement, heights, and density would be a significant departure from the



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Proposed Site Plan



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existing development pattern of the area and would be inconsistent with the goals of the neighborhood maintenance policy.

PLAN DETAILS

The site is located on Prince Avenue and Duke Street, mid-block between Sultana Avenue and Overby Road. The site is approximately 1.17 acres and is currently developed with a single-family residence.

Site Plan

The plan proposes 15 detached multi-family units. Parking for the units is provided by individual garages while a 24 foot wide private drive is proposed for internal circulation. Units 1-8 would front Duke Street, while units 9-15 would have frontage along Prince Avenue. The proposed units would be setback 20 feet from the street and spaced 8 feet apart. Heights would be limited to 3 stories in 35 feet.

Access to the site would be provided by a 24 foot wide private drive from Prince Avenue. A five foot sidewalk and four foot planting strip is proposed along both Prince Avenue and Duke Street, consistent with the local street standards. Both internal and perimeter landscaping is proposed.

ANALYSIS

The plan is not consistent with the site's T4 Neighborhood Maintenance Policy. The plan proposes a multi-family use in a neighborhood consisting primarily of one and two-family uses. The proposed density and building placement is out of character with the existing density and development pattern of the greater neighborhood. Additionally, the plan is located mid-block, and fails to provide a transition to the surrounding land uses which would further disrupt the existing built condition of the area.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Provide flow data and hydrant locations for subdivision pre-approval.
- 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 applicant must submit for, and receive approval of, a variance for the proposed shared private sewer system, prior to Final SP approval. This variance package must contain a Letter of Responsibility, and must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

Approve with Conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the



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preliminary development plan or final development plan or building permit, as applicable.
Final design may vary based on field conditions.

TRAFFIC AND PARKING RECOMMENDATION

Approve with Conditions

- Provide adequate sight distance at drive. Provide adequate guest parking on site.

Maximum Uses in Existing 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)	1.17	7.26 D	10 U	96	8	11

*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 (210)	1.17	-	15 U	144	12	16

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+5 U	+48	+4	+5

STAFF RECOMMENDATION

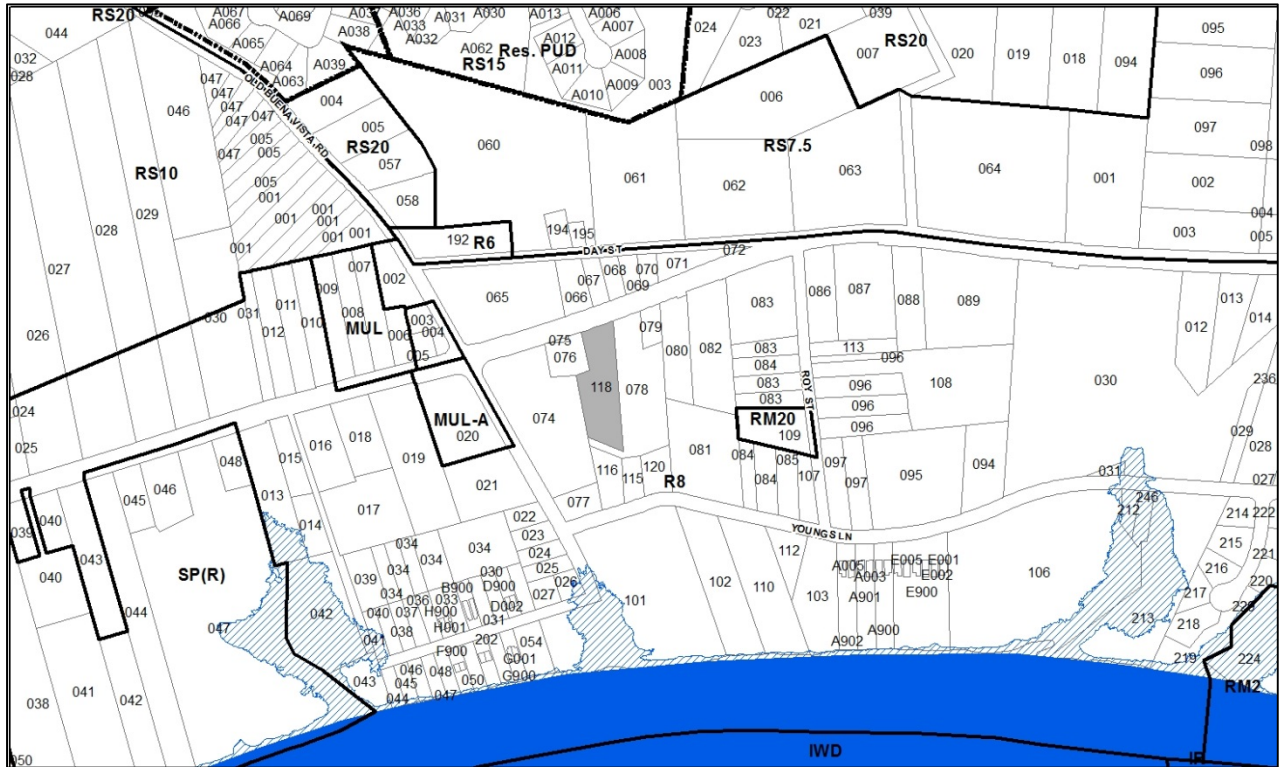
Staff recommends disapproval as the proposed plan is inconsistent with the goals of the T4 Neighborhood Maintenance policy.



SEE NEXT PAGE



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2018SP-016-001
CITY VIEW ESTATES SP
Map 070-07, Parcel 118
03, Bordeaux-Whites Creek
02 (DeCosta Hastings)



Project No. **Specific Plan 2018SP-016-001**
Project Name **City View Estates SP**
Council District 02 – Hastings
School District 1 – Gentry
Requested by Civil Design Consultants, LLC, applicant; Progressive Development, LLC, owner.

Deferrals This item was deferred from the January 11, 2018, Planning Commission meeting. No public hearing was held.

Staff Reviewer Rickoff
Staff Recommendation *Defer to the February 8, 2018, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit up to 16 multi-family residential units.

Preliminary SP

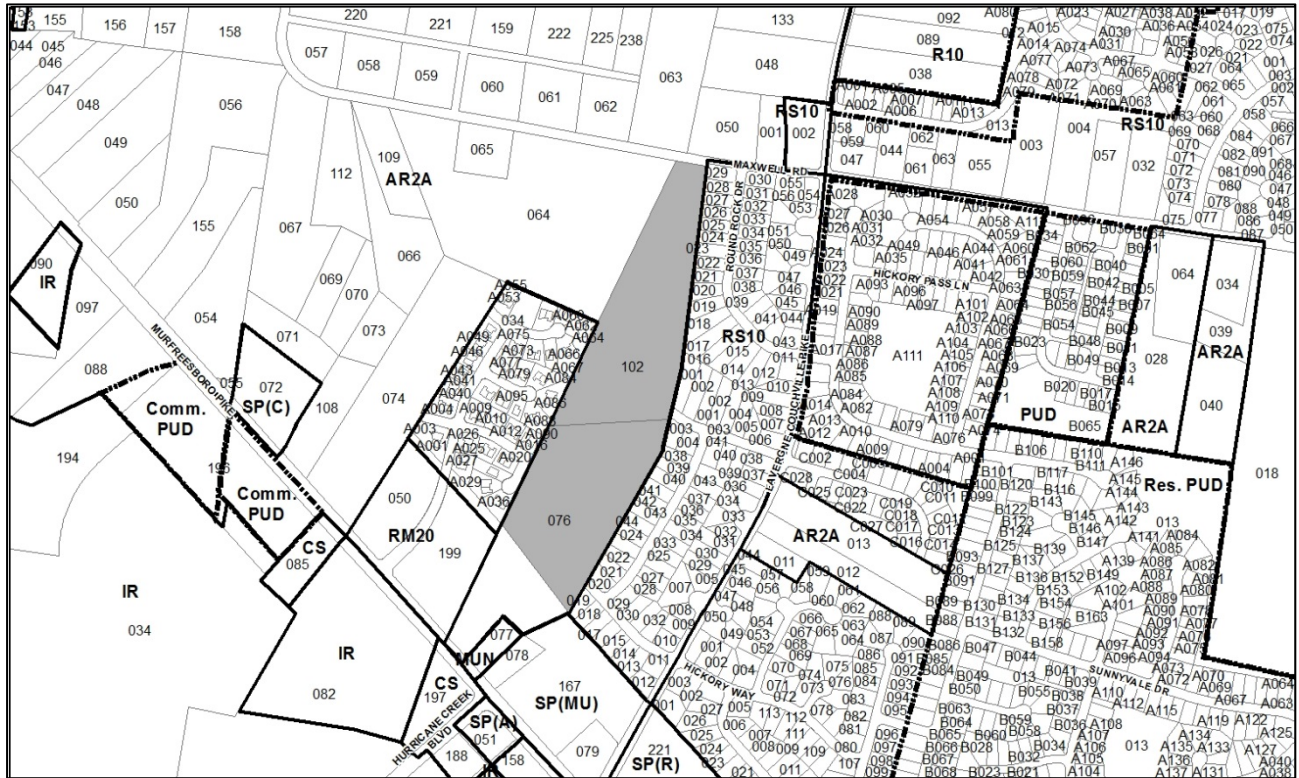
A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) zoning on property located at 926 West Trinity Lane, approximately 440 feet east of the intersection of West Trinity Lane and Old Buena Vista Road/Youngs Lane (1.30 acres), to permit up to 16 multi-family residential dwelling units.

STAFF RECOMMENDATION

Staff recommends deferral to the February 8, 2018, Planning Commission at the request of the applicant.



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2018SP-019-001
OLIVERI PROPERTY SP
Map 175, Part of Parcel(s) 076
Map 175. Parcel(s) 102
13, Antioch – Priest Lake
33 (Antoinette Lee)



Project No.	Specific Plan 2018SP-019-001
Project Name	Oliveri Property SP
Council District	33 – Lee
School District	6 – Hunter
Requested by	Edge Planning, Landscape Architecture and Urban Design, applicant; Salvatore Oliveri, ET, Ux, owner.
Staff Reviewer	Hill
Staff Recommendation	<i>Defer to the February 8, 2018, Planning Commission meeting.</i>

APPLICANT REQUEST

Rezone to SP to permit a mixed residential development.

Preliminary SP

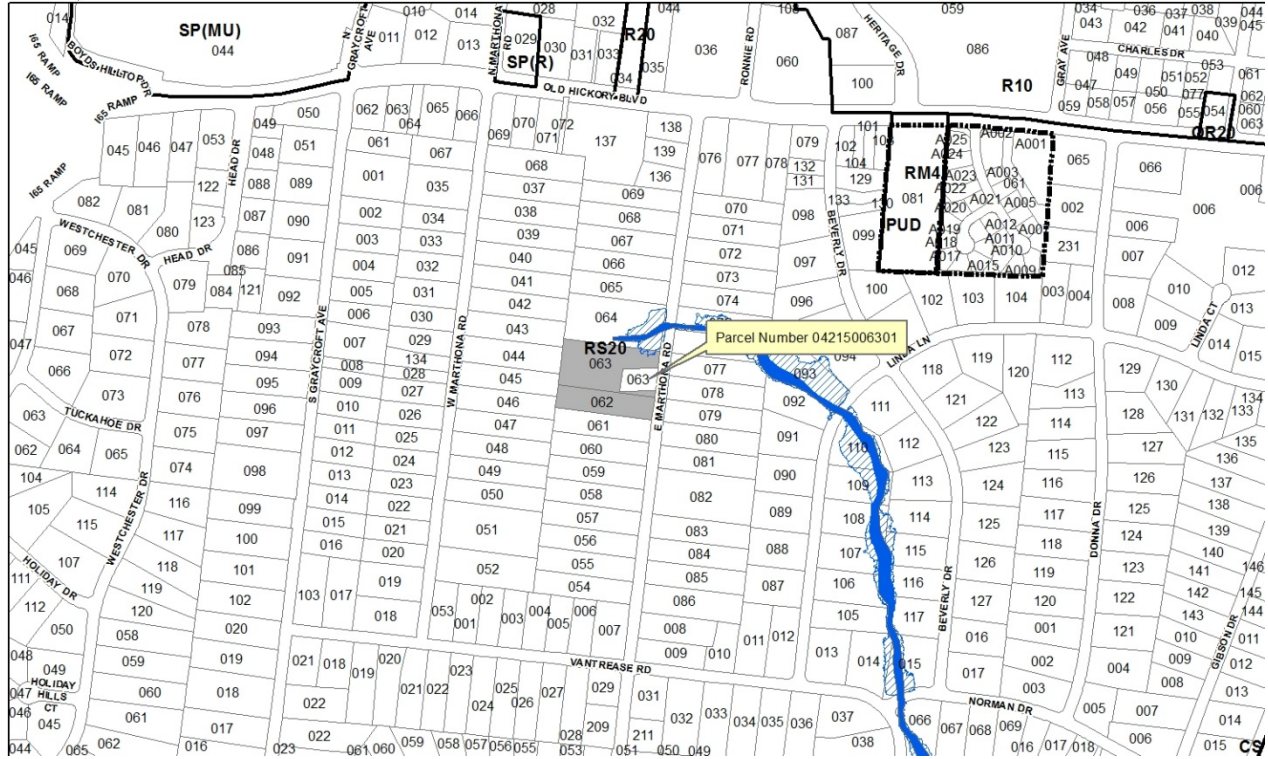
A request to rezone from Agricultural/Residential (AR2a) to Specific Plan-Mixed Residential (SP-MR) zoning on property located at Maxwell Road (unnumbered) and a portion of property located at 4154 Murfreesboro Pike, approximately 615 feet west of Lavergne Couchville Pike, partly within the Murfreesboro Pike Urban Design Overlay District, to permit 68 single-family and 24 multi-family residential units (25.2 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 8, 2018, Planning Commission meeting at the request of the applicant.



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2018HL-001-001
312 EAST MARTHONA ROAD
Map 042-15, Parcel(s) 062
04, Madison
08 (Nancy VanReece)



Project No.	Historic Landmark Overlay 2018HL-001-001
Project Name	312 East Marthona Road
Council Bill No.	BL2018-1052
Associated Case	2018NHL-001-001
Council District	08- VanReece
School District	3- Speering
Requested by	Metro Historic Commission, applicant; Calvin and Sandra Blakney, owners.
Staff Reviewer	Burse
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Apply a Historic Landmark Overlay District.

Historic Landmark Overlay

A request to apply a Historic Landmark Overlay on property located at 312 East Marthona Road, approximately 1,225 feet south of Old Hickory Boulevard, zoned Single-Family Residential (RS20) (0.92 acres).

Existing Zoning

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single -family dwellings at an overall density of 2.17 dwelling units per acre. *RS20 would permit a maximum of 2 units.*

Proposed Zoning

Historic Landmark Overlay District (HL) is applied to a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County.

CRITICAL PLANNING GOALS

- Preserve Historic Resources

The proposed Historic Landmark Overlay District is intended to preserve the historic structures on the property through the implementation of development guidelines by the Metro Historic Zoning Commission and Staff.

MADISON COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain 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.



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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. The policies encourage the protection and preservation of historic features.

REQUEST DETAILS

The Metro Historic Zoning Commission (MHZC) considered this application at its December 20, 2017, meeting. Historic Zoning Commission staff recommends approval of this application. Metro Historic Commission staff provided the following background information:

Hank Snow's Rainbow Ranch

Hank Snow's Rainbow Ranch comprises approximately three acres at 312 E. Marthona Road in Madison, Tennessee. The property is situated in a mid-20th century residential neighborhood between I-65 and Gallatin Pike, about 8.5 miles northeast of downtown Nashville. In 1950-1951 country music singer-songwriter Clarence "Hank" Snow acquired the property and had the house constructed, soon after he began gaining national traction with consecutive number-one hits. From that point until his death in 1999, the property served as Snow's home, his office, and his own recording studio. The period of significance of the property begins with its date of construction, 1950-51, and ends when Snow, still an artist with RCA Victor, recorded his last album at his Rainbow Ranch Studio in 1979.

Analysis & Findings

The property is eligible for listing in the National Register of Historic Places, according to the Tennessee Historical Commission and the Center for Historic Preservation at Middle Tennessee State University is in the process of listing the property on the Register.

The Rainbow Ranch is eligible for listing in the National Register of Historic Places under Criterion A for its significant associations with the significant recording and songwriting career of Hank Snow and under Criterion B as the best extant property most strongly associated with the productive significant career of Hank Snow, a member of the Country Music Hall of Fame. Snow began recording with the RCA Victor label in 1936. This relationship lasted continuously for forty-five years—a record not matched by any other recording star in 20th century popular music—and produced over 800 commercial recordings, many of which charted on both the radio and sales charts and influenced generations of country and Americana performers.

There are three contributing buildings: the 1950-1951 concrete block barn; a c. 1950 detached, two car garage that mirrors the design and materials of the house; and a c. 1970 wooden implement shed. There are three contributing structures: a c. 1970 rectangular cement swimming pool with diving board, ca. 1960 wooden foot bridge that crosses a drainage way to the rear of the property, and a c. 1970 chain length fence that represents the



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historic fence line of the property. The fence has a prominent, customized double-leaf swing gate at the driveway and a single-leaf chain length gate that roughly aligns with the front door of the house.

Because the property is eligible for, and in the process of being listed, in the National Register of Historic Places, it meets section 17.36.120.5, for being eligible for a Historic Landmark zoning overlay.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

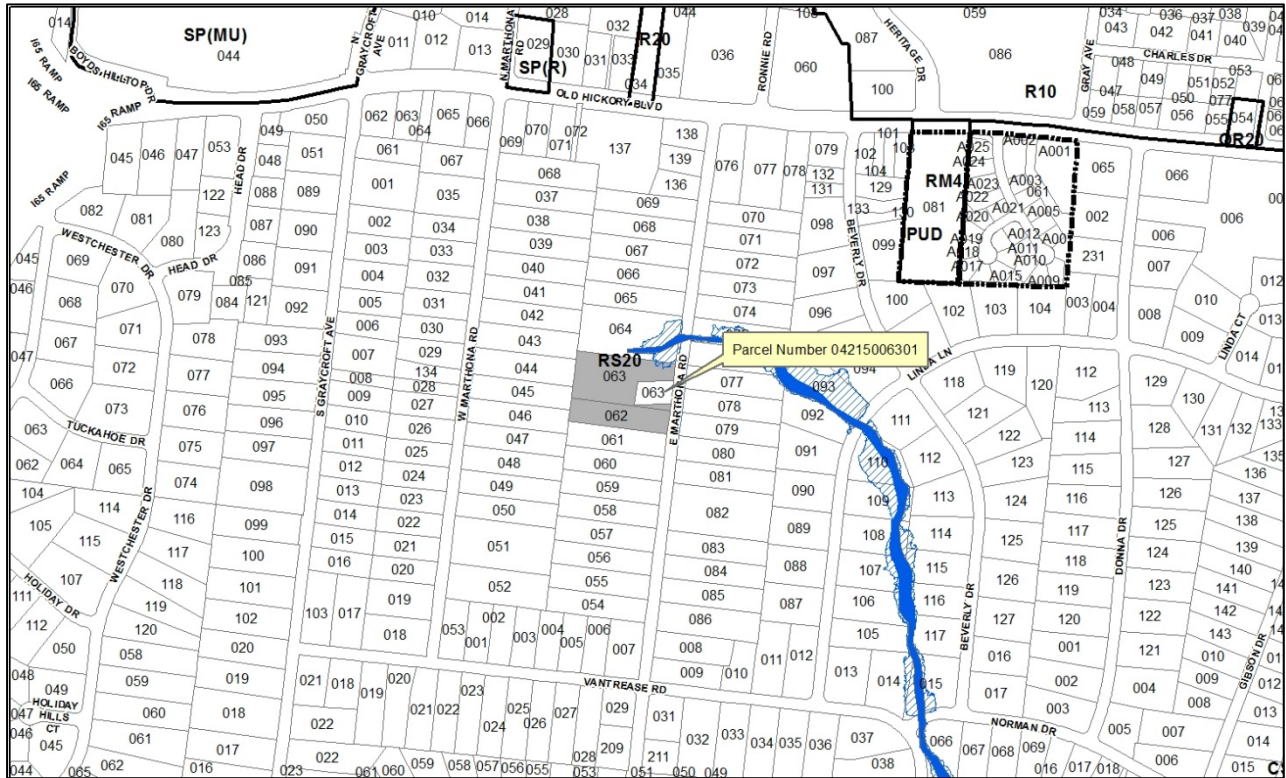
On December 20, 2017, the Metro Historic Zoning Commission reviewed the request and recommended approval of the Historic Landmark designation. In addition, they adopted the existing design guidelines for Historic Landmarks to guide changes on the property.

STAFF RECOMMENDATION

Staff recommends approval of the Historic Landmark Overlay District.



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2018NHL-001-001
Hank Snow/Rainbow Ranch
Map 042-15, Parcel(s) 062-063
04, Madison
08 (Nancy VanReece)



Project No.	Neighborhood Landmark Overlay 2018NHL-001-001
Project Name	Hank Snow/Rainbow Ranch
Council Bill No.	BL2018-1053
Associated Case	2018HL-001-001
Council District	08- VanReece
School District	3- Speering
Requested by	Councilmember Nancy VanReece, applicant; Calvin and Sandra Blakney, owners.
Staff Reviewer	Burse
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

To apply a Neighborhood Landmark Overlay District.

Neighborhood Landmark Overlay

A request to apply a Neighborhood Landmark Overlay on properties located at 312 East Marthona Road and East Marthona Road (unnumbered), approximately 1,025 feet south of Old Hickory Boulevard, zoned RS20 (2.46 acres).

Existing Zoning

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single -family dwellings at an overall density of 2.17 dwelling units per acre. *RS20 would permit a maximum of 5 units.*

Proposed Zoning

Neighborhood Landmark Overlay District (NHL) is intended to preserve and protect neighborhood features that are important to maintain and enhance the neighborhood character. Neighborhood features are defined as buildings, structures, objects, sites, and areas of historic, cultural, civic, neighborhood, or architectural value and/or importance to Metropolitan Nashville and Davidson County.

CRITICAL PLANNING GOALS

- Preserves Historic Resources

The proposed Neighborhood Landmark Overlay District would assist in preserving the existing house by allowing it to be adaptively reused.

HISTORY

This property is located at 312 East Marthona Road. The house on the property was constructed between 1950 and 1951.

ANALYSIS

The site is located at 312 East Marthona Road in the Madison Community Plan area, mid-block between W Old Hickory Blvd and Vantrease Road. Existing site conditions consist of a vacant one



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story brick house, with accessory structures on one parcel and vacant land on another parcel. Accessory structures include a two-car garage, a concrete block barn and swimming pool. The existing house was built between 1950 and 1951 and is eligible for listing in the National Register of Historic Places. The house is viewed as a significant element that enhances the Madison Community Plan area's character. The Neighborhood Landmark District Overlay will protect and preserve the existing structure while permitting redevelopment of the site. The Neighborhood Landmark District Overlay also allows for adaptive reuse of the property in a way that is compatible with the existing neighborhood.

The Neighborhood Landmark District Overlay involves a two-step process. The first step, the current application, is obtaining approval for the establishment of the overlay. The second step is the submittal of a development plan for the reuse of any feature encompassed by the overlay. The Neighborhood Landmark District Overlay permits all land uses classified as accessory, permitted, or permitted with conditions by the RS20 zoning district. Additional uses, including uses prohibited by the RS20 zoning district, may be permitted subject to certain conditions as described in the neighborhood landmark development plan, provided they are determined by the Planning Commission to be compatible with, and sensitive to, abutting properties and the overall neighborhood fabric and appropriate to preserve and maintain the district.

Section 17.36.420 of the Zoning Code defines a neighborhood landmark as a feature that has historic, cultural, architectural, civic, neighborhood or archeological value and/or importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of a neighborhood.

To be eligible for this designation a property must meet one or more of the following criteria:

1. It is recognized as a significant element in the neighborhood and/or community;
2. It embodies characteristics that distinguish it from other features in the neighborhood and/or community;
3. Rezoning the property on which the feature exists to a general zoning district inconsistent with surrounding or adjacent properties such as, office, commercial, mixed-use, shopping center, or industrial zoning district would significantly impact the neighborhood and/or community;
4. Retaining the feature is important in maintaining the cohesive and traditional neighborhood fabric;
5. Retaining the feature will help to preserve the variety of buildings and structures historically present within the neighborhood recognizing such features may be differentiated by age, function and architectural style in the neighborhood and/or community; and
6. Retaining the feature will help to reinforce the neighborhood and/or community's traditional and unique character.

The structure has become a recognizable landmark for neighbors with its vintage architectural style that have been preserved in the face of a changing landscape. Retaining this feature would reinforce the neighborhood's traditional and unique character.

In recommending approval of a neighborhood landmark district, the planning commission shall find that:



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- a) The feature is a critical component of the neighborhood context and structure;
- b) Retention of the feature is necessary to preserve and enhance the character of the neighborhood;
- c) The only reason to consider the application of the neighborhood landmark district is to protect and preserve the identified feature;
- d) It is in the community's and neighborhood's best interest to allow the consideration of an appropriate neighborhood landmark development plan as a means of preserving the designated feature; and
- e) All other provisions of this section have been followed.

Staff finds that this application meets the aforementioned criteria. This structure has contributed to the neighborhood's character since 1950 by serving as the home and recording studio of country music hall of famer Clarence "Hank" Snow. By retaining this feature, it would preserve the neighborhood's history. By applying a Neighborhood Landmark District Overlay to this property a critical structure of an established neighborhood can be preserved and adaptively reused for appropriate uses that are compatible with the neighborhood.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approve

WATER SERVICES

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

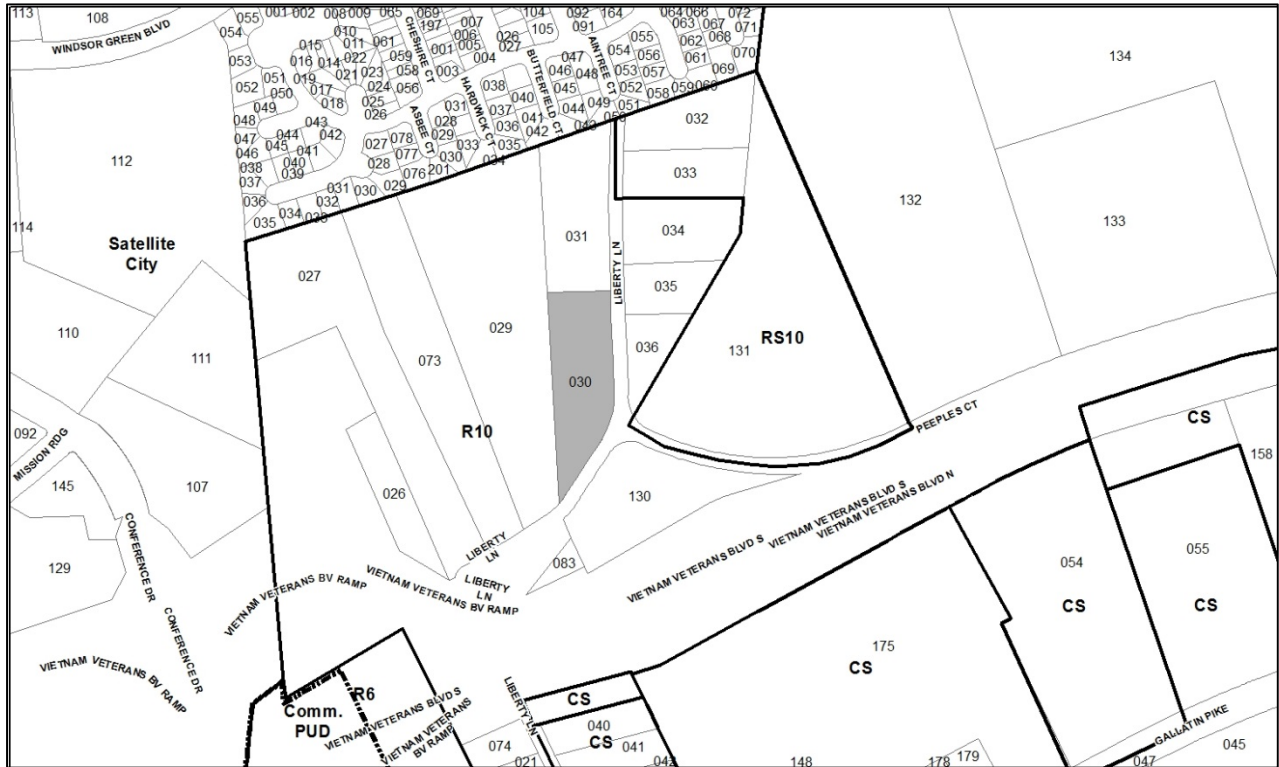
N/A

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting 1/25/2018



2018S-007-001
PEEPLES ESTATE SUBDIVISION
Map 026, Parcel 030
04, Madison
10 (Doug Pardue)



Project No. Final Plat 2018S-007-001
Project Name Peeples Estate Subdivision
Council District 10 – Pardue
School District 3 – Speering
Requested by Crenshaw Land Surveying, applicant; Harold Clay and Gary Wayne Peeples et al, owners.

Staff Reviewer Rickoff
Staff Recommendation *Defer to the February 8, 2018, Metro Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions.*

APPLICANT REQUEST

Request for final plat approval to create eight lots.

Final Plat

A request for final plat approval to create eight lots including two duplex lots for a total of ten units on property located at 231 Liberty Lane, at the corner of Liberty Lane and Peeples Court, zoned One and Two-Family Residential (R10) (3.08 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 13 lots with 3 duplex lots for a total of 16 units, based on the acreage only. However, application of the Subdivision Regulations may result in fewer units on this property. The Metro Codes Department has determined that this property is duplex eligible.*

MADISON COMMUNITY PLAN

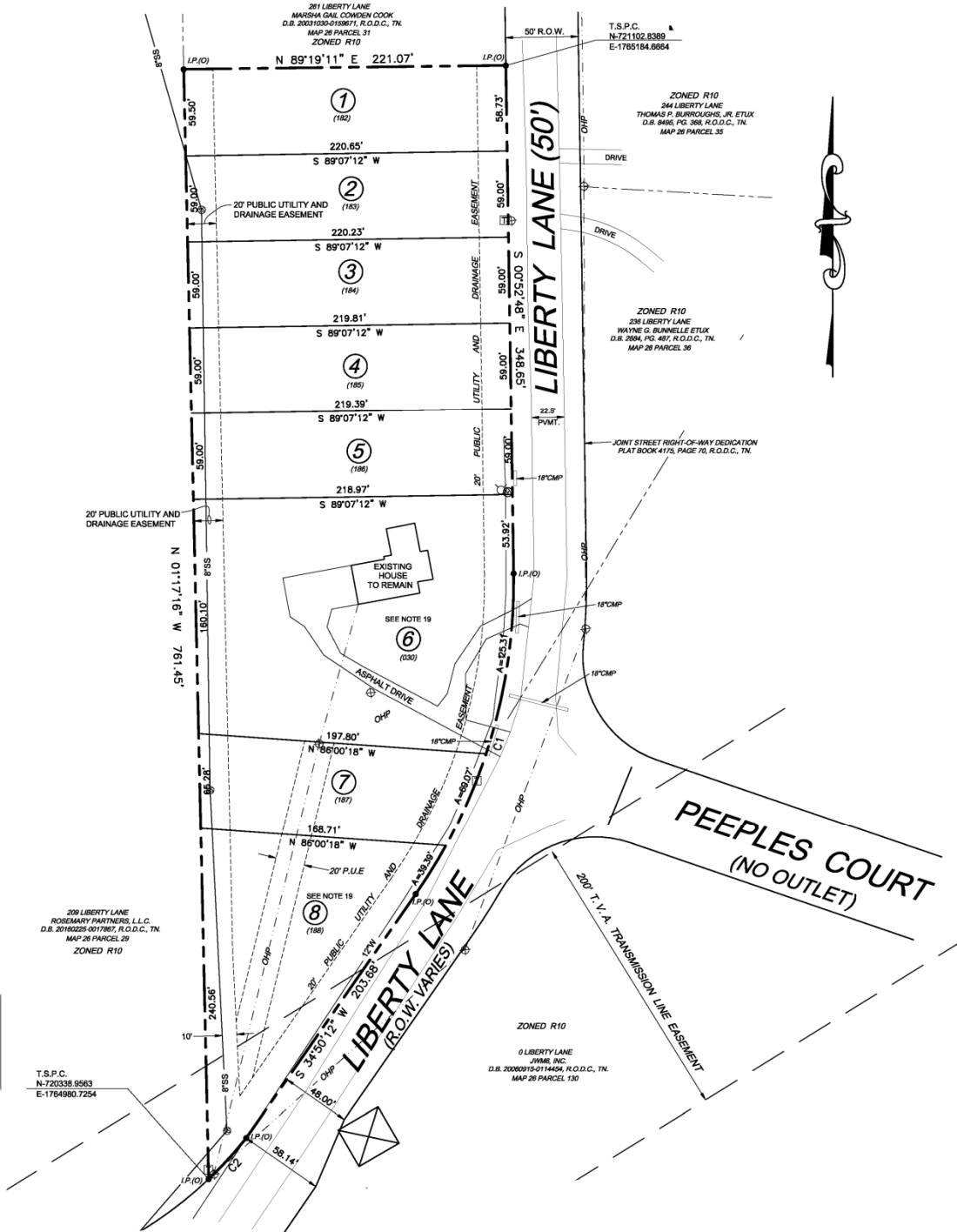
D Employment Center (D EC) is intended to enhance and create concentrations of employment that are often in a campus-like setting. A mixture of office and commercial uses are present, but are not necessarily vertically mixed. Light industrial uses may also be present in appropriate locations with careful 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.

PLAN DETAILS

This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application. This request is for final plat approval to create eight lots on approximately 3.08 acres at the corner of Liberty Lane and Peeples Court. Six of the proposed lots will be for single-family use only, ranging from approximately 11,985 square feet to 13,056 square feet. Two of the lots are significantly larger at approximately 36,129 square feet (Lot 6)



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Proposed Subdivision



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and 21,107 square feet (Lot 8), and have been identified on the plat as two-family lots. Lot 6 contains an existing single-family structure which is proposed to be retained as part of this development. All of the proposed lots will have over 50 feet of frontage on Liberty Lane, a local street. Due to recent amendments to the Metro Subdivision Regulations, sidewalks are no longer required at the time of plat, but may be required at the time of building permit.

ANALYSIS

The land use policy for the subject property is District Employment Center (D EC), which is not subject to the compatibility criteria in Section 3-5.2 of the Subdivision Regulations.

Zoning Code

Proposed lots meet the minimum standards of the R10 zoning district.

Street Frontage

Proposed lots have frontage on a public street.

Agency Review

All review agencies have not recommended approval.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

METRO WATER SERVICES RECOMMENDATION

Returned for corrections

- For the latest re-plat (stamped received 1/5/18), all of our previous plan comments have been addressed. Once the required capacity fees are paid, the plat can be approved for sanitary sewer only.

MADISON SUBURBAN UTILITY DISTRICT

Approve with conditions

- Madison Suburban Utility District tentatively agrees to serve the project pending approval of project plans.

STAFF RECOMMENDATION

Staff recommends deferral to the February 8, 2018, Metro Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions.



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CONDITIONS (if approved)

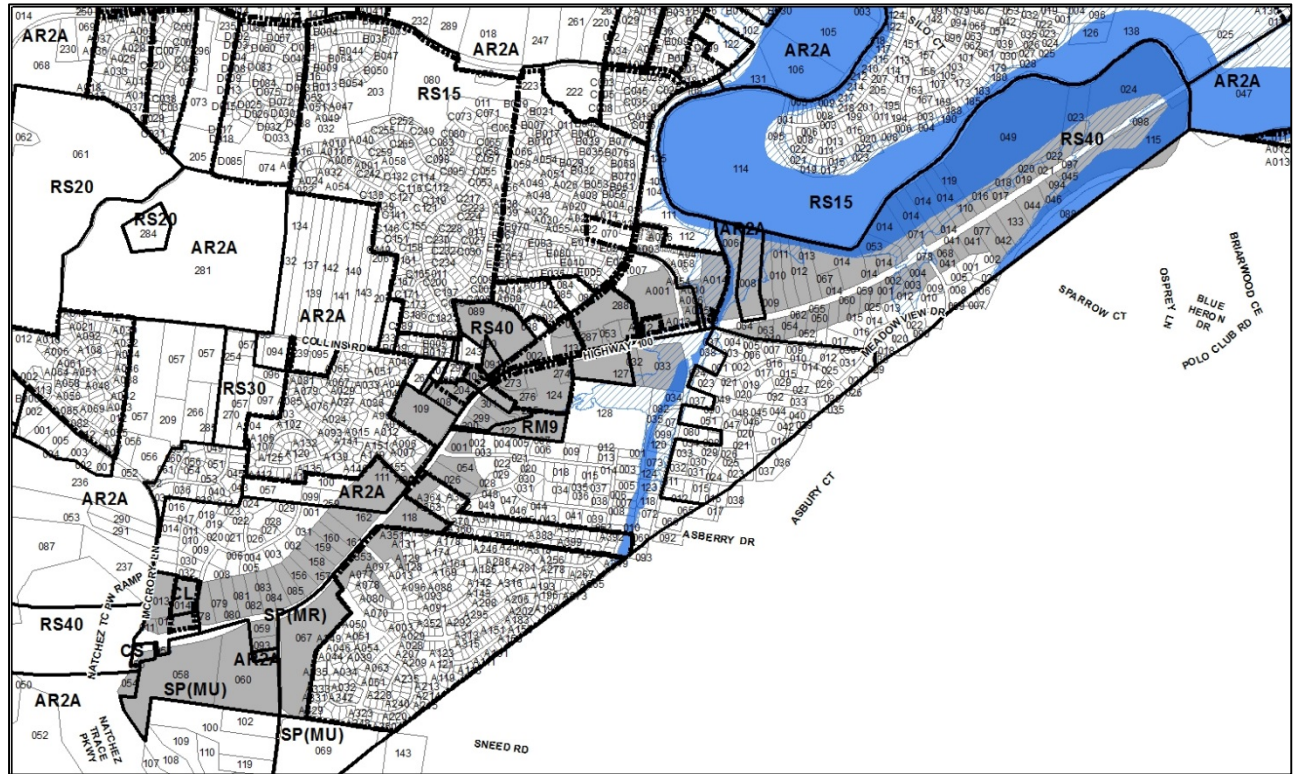
1. Revise Note #3: Parcel numbers shown thus (00) pertain to Tax Map 026, R.O.D.C
2. Revise Note #19: Lots 6 and 8 are identified as two-family lots.
3. The building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.



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2018UD-001-001
RIVER-TRACE UDO
Various Maps, Various Parcel(s)
06, Bellevue
35 (Dave Rosenberg)



Project No.	Urban Design Overlay 2018UD-001-001
Project Name	River-Trace UDO
Council District	35 – Rosenberg
School District	9 – Frogge
Requested by	Councilmember Dave Rosenberg, applicant; various owners.
Staff Reviewer	Buechler
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST
Establish an Urban Design Overlay District

Urban Design Overlay

A request to apply an Urban Design Overlay to establish building design, lighting, landscaping and screening, and signage standards on various properties located along Highway 100, zoned Agricultural/Residential (AR2a), Commercial Limited (CL), Commercial Neighborhood (CN), Commercial Service (CS), Multi-Family Residential (RM6), Multi-Family Residential (RM9), Single-Family Residential (RS15), Single-Family Residential (RS20), Single-Family Residential (RS40), Specific Plan-Mixed Use (SP-MU), Specific Plan-Mixed Residential (SP-MR), Specific Plan-Commercial (SP-C), Specific Plan-Institutional (SP-INS) and within Planned Unit Development (PUD) Overlay Districts (438.37 acres).

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and is intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes, at a density of one dwelling unit per two acres.

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses.

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

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

Multi-Family Residential (RM6) is intended for single-family, duplex, and multi-family dwellings at a density of six dwelling units per acre.

Multi-Family Residential (RM9) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre.

Single-Family Residential (RS15) requires a minimum 15,000 square-foot lot, and is intended for single-family dwellings at a density of 2.47 dwelling units per acre.



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

Single-Family Residential (RS40) requires a minimum 40,000 square-foot lot, and is intended for single-family dwellings at a density of .93 dwelling units per acre.

Specific Plan-Mixed Residential (SP-MR) 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 a mixture of housing types.

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

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

Specific Plan-Institutional (SP-INS) 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 institutional uses.

Planned Unit Development (PUD) district 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.

Proposed Overlay Zoning

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



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BELLEVUE COMMUNITY PLAN

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

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.

Open Space (OS) is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

T2 Rural Neighborhood Center (T2 NC) is intended to maintain, enhance, and create rural neighborhood centers that fit in with rural character and provide consumer goods and services for surrounding rural communities. T2 NC areas are small-scale, pedestrian-friendly areas generally located at intersections. They contain commercial, mixed use, residential, and institutional uses.

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain 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.

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

T3 Suburban Community Center (T3 CC) is intended to enhance and create suburban community centers that serve suburban communities generally within a 10 to 20-minute drive. They are pedestrian-friendly areas, generally located at prominent intersections that contain mixed use,



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commercial, and institutional land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T3 CC areas are served by highly-connected street networks, sidewalks, and existing or planned mass transit, leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

Consistent with Policy?

Yes. The proposed UDO is consistent with the policies for the area, and will ensure that future development is compatible with the existing character of the neighborhood in terms of building height and materials. The proposed UDO standards will also ensure that future landscaping, screening, and signage will enhance the area and contribute to a pedestrian-friendly environment. The UDO doesn't propose developing upon sensitive features. The UDO would not apply to apply to single- and two-family residential land uses, accessory residential land uses or agricultural uses.

PURPOSE OF UDO

The stated intent of the River-Trace UDO is to preserve and enhance the general development pattern by providing for uniform standards such as maximum height that matches the surrounding context, signage standards that are pedestrian in scale, fence standards that do not overwhelm, and material standards that enhance and match the existing construction pattern along this portion of Highway 100.

REQUEST DETAILS

The UDO contains standards to regulate building design, lighting, landscaping and screening, and signage.

Building Design

- **Height:** All structures shall have a maximum height of three stories. No height control plane shall apply within the boundaries of the UDO.
- **Materials:** Building façades fronting a public street or open space must be clad with a durable and high finish material, including but not limited to: brick, brick veneer, stone, stucco, and hardy board. The following facade materials are prohibited: plywood, plastics, unfinished concrete block, E.F.I.S and vinyl siding. Primary façade materials shall not change at outside corners and shall wrap the corner a minimum of 10 feet. The design of auto-oriented canopies and awnings and their components shall be architecturally integrated with the main building using similar colors, materials, and architectural detailing.

Lighting

All site lighting shall be shielded so that all directly-emitted light falls within the property line. This standard note shall be added to all final site plans submitted for review.

Landscaping and Screening

- **Appearance**
 - Fences shall be installed so that the finished side faces outward, and all bracing shall be on the inside of the fence.
 - Fences and walls shall be constructed of any combination of brick, stone, masonry materials, treated wood, or metal.



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- Chain-link fencing and razor wire shall not be permitted within the front setback area or between the building and public streets.
- Fences and walls used to screen refuse areas shall be opaque and include gates that prohibit unauthorized users to access the area.
- ***Standards by Location and Function***
 - Fences and walls located within the front setback area or between the building and public streets shall not exceed 4 feet in height. Fences greater than 2.5 feet in height shall be a minimum of 30 percent transparent to allow visibility into the property.
 - Fences and walls along rear lot lines, behind a principal building, and along side property lines not fronting a public street shall not exceed 8 feet in height.
 - Fences and walls used to screen parking shall be a minimum of 2.5 feet above the grade of the parking lot. When a fence or wall is combined with plantings, the majority of the plantings shall be between the right-of-way and the fence or wall.
 - Fences and walls used to screen service and utility areas shall be a minimum of 16 inches taller than the element being screened.
- ***Parapet Walls or Integrated Building Elements***
 - Parapet walls or integrated building elements (such as knee walls, alcoves, wing walls, roof extensions, etc.) may also be used to enclose site features required to be screened such as dumpsters, mail kiosks, etc.

Signage

The signage standards of this UDO allow each business to communicate its message clearly without detracting from the envisioned visual character of the area. Signage should be attractive, appropriately scaled, and contribute positively to the surroundings without producing visual clutter. Sign types permitted include building signs (awning, canopy, projecting, shingle, wall, and window) and ground signs (monument).

Compliance

All provisions of the Metro Zoning Code shall apply, unless otherwise addressed by the UDO standards. Standards of the UDO shall not, however, apply to single- and two-family residential land uses, accessory residential land uses or agricultural uses.

For other uses, triggers for compliance are as follows:

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

Signage Compliance:

- New sign permit.
- Existing legally non-conforming signs shall not increase the degree of non-conformity.
- Existing signs of a type prohibited (pole-mounted, etc.) shall be permitted to only replace existing sign panels. Panels installed must be compliant with the illumination standards set forth by the UDO.



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

Overlapping Zoning Districts

If a property is zoned Specific Plan (SP) or Planned Unit Development (PUD) Overlay, then all standards contained with the SP or PUD shall apply, and the River-Trace UDO standards would apply for any standard not addressed in the SP or PUD zoning.

Modifications

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

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

The modification process is consistent with the standards in other adopted Urban Design Overlays, and the Planning Commission memo (approved April 21, 2017) updating the review process for UDOs.

ANALYSIS

The proposed building design and landscaping and screening standards create a form of development that is consistent with the policy and purpose of this UDO to preserve and enhance the character of the area. The standards are consistent with the intent of the application of the Urban Design Overlay to foster a scale and form of development that emphasizes sensitivity to the pedestrian environment. The signage standards are pedestrian in scale and will help to minimize visual clutter.

The UDO standards do not apply to single- and two-family residential land uses and accessory residential land uses. The standards for landscaping, screening and signage would not be applicable to these uses and the proposed height standards are the same as the base zoning. These properties are included within the UDO boundary so that if the use changes in the future they would comply with the standards.

Due to inclement weather, sign notice of the public hearing was not posted on the date required by the Planning Commission Rules and Procedures. However, mailed notices were sent according to procedure and the signs were posted 8 days prior to the date of the public hearing. Therefore, staff recommends suspension of the rules regarding public notice signs.

STAFF RECOMMENDATION

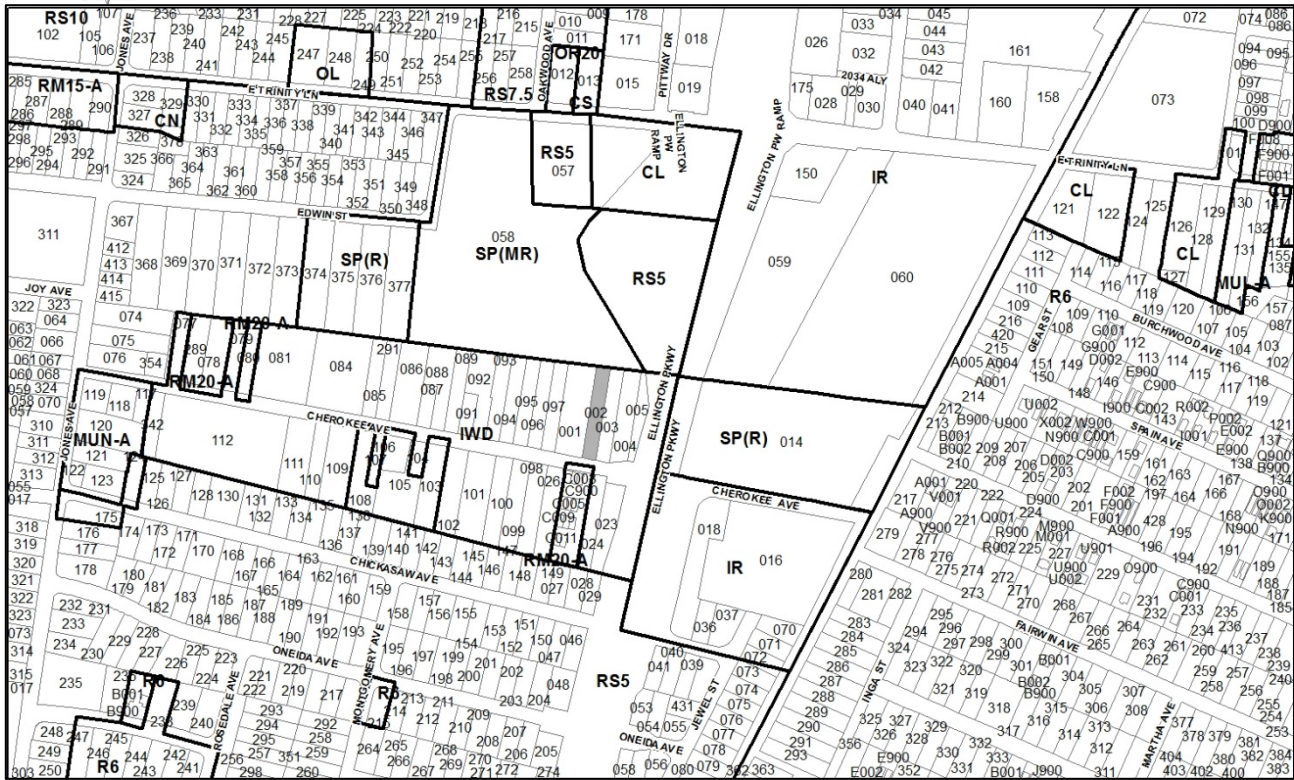
Staff recommends approval. The UDO is in keeping with the policy, overlay intent, and the UDO's purpose to ensure future development and signage will preserve and enhance the character of the area.



SEE NEXT PAGE



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2018Z-004PR-001
Map 072-09, Parcel(s) 002
05, East Nashville
19 (Scott Davis)



Project No.	Zone Change 2018Z-004PR-001
Council District	05- Davis
School District	5- Buggs
Requested by	Baughner Homes 103, LLC, applicant and owner.
Staff Reviewer	Burse
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Zone change from IWD to RM20-A.

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Multi-Family Residential-Alternative (RM20-A) zoning for property located at 847 Cherokee Avenue, approximately 1,800 feet east of Jones Avenue (0.39 acres).

Existing Zoning

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

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 8 units.*

EAST 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 proposed rezoning is consistent with the T4 Urban Mixed Use Neighborhood policy as it allows for additional residential density in an area where moderate to high density development has been identified as appropriate by the T4 MU policy. This rezoning moves the site away from Industrial zoning, which is inconsistent with policy and towards broader policy goals for the area. The redevelopment of the site will provide opportunities for diversity in housing types for the immediate area. This request creates an opportunity for urban development that fills in gaps in areas served by existing infrastructure.

ANALYSIS

The property is located on 0.39 acres on the north side of Cherokee Avenue, approximately 1,800 feet east of Jones Avenue. Jones Avenue has existing MTA service, and an MTA stop is located at the intersection of Jones Avenue and Cherokee Avenue. Existing site conditions include a single-family residential structure. The nearest on-ramp to Ellington Parkway is less than a mile to the



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north. The site is located in an existing neighborhood with an established street network and mixture of industrial and residential uses. The standards required by the alternative zoning district proposed will foster a more pedestrian friendly environment through the use of build-to zones, raised foundations with a height between 18 and 36 inches, location of site access and minimum glazing requirements. Sidewalks that meet the local street standards will be required at building permit stage with the redevelopment of these lots.

The existing industrial uses along Cherokee Avenue are not consistent with the T4 MU policy as the policy identifies, “light industrial non-nuisance type crafts and other “cottage” industrial uses” as the appropriate intensity for an industrial use within the T4 MU policy. The current industrial uses along Cherokee Avenue exhibit greater intensity than supported by the policy.

The intent of the policy is to create and enhance urban mixed use neighborhoods with a diverse mix of moderate to high density residential, commercial, office and light industrial uses. Rezoning this parcel to RM20-A will provide an opportunity for this site to meet the policy. The RM20-A zoning district contains design standards for vehicular parking, building form and location, and requirements for the primary entrance. The requested rezoning is consistent with recent approvals for new residential uses in the area.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at 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)	0.39	0.8 F	13,590 S.F.	49	28	17

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.39	-	8U	54	5	5



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Traffic changes between maximum: IWD and RM20-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+5	-23	-12

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed RM20-A district: 3 Elementary 1 Middle 1 High

The proposed RM20-A zoning is expected to generate 5 more students than the existing IWD zoning. Students would attend Tom Joy Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools have been identified as having additional capacity by the Metro School Board. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

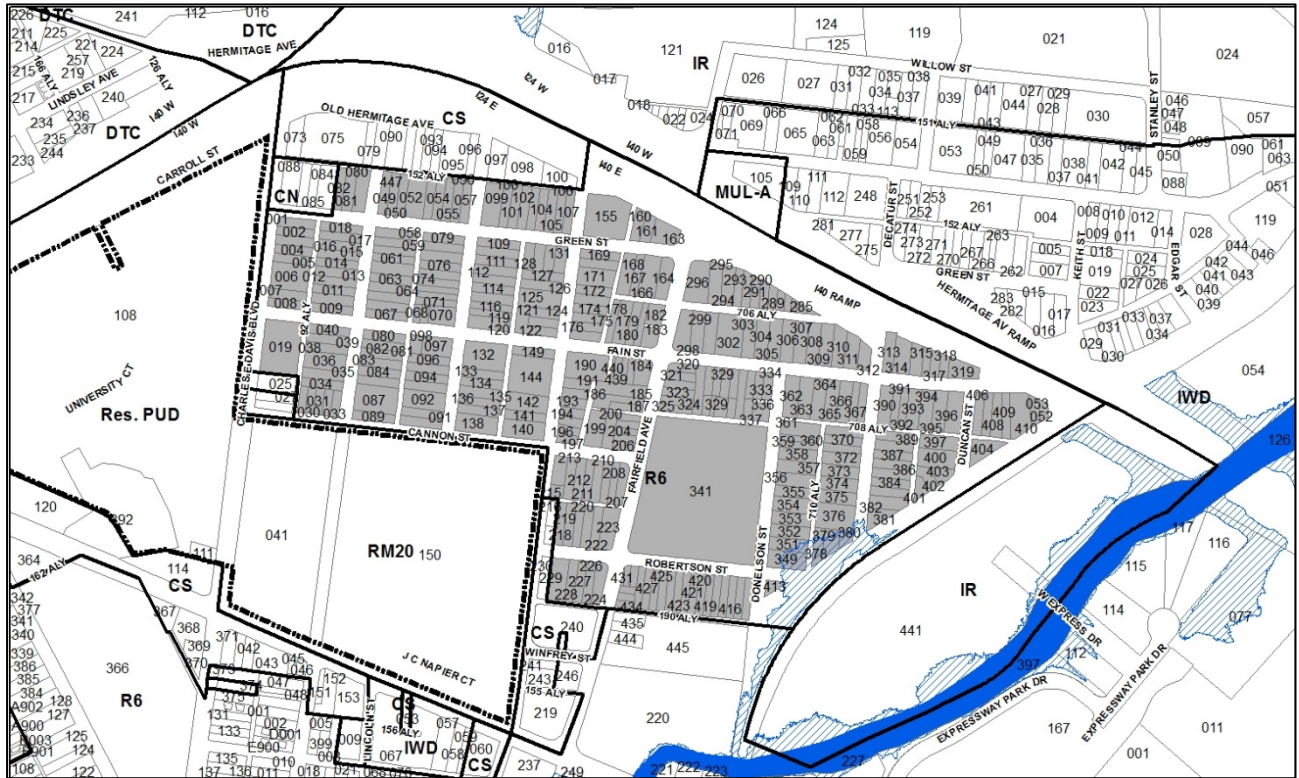
Staff recommends approval as the request is consistent with the T4 Mixed Use Neighborhood policy of the East Nashville Community Plan.

CONDITIONS

1. Requesting this rezoning may affect the provision of affordable or workforce housing units in rental projects involving five or more rental units on site, as set forth in Ordinance Nos. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.



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2018Z-005PR-001
Various Maps, Various Parcels
11, South Nashville
19 (Freddie O'Connell)



Project No.	Zone Change 2018Z-005PR-001
Council Bill No.	BL2018-1048
Council District	19- O’Connell
School District	1- Gentry
Requested by	Councilmember O’Connell, applicant; various property owners.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from R6 to R6-A.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to One and Two-Family Residential-Alternative (R6-A) zoning on various properties located east of Charles E. Davis Boulevard (49.46 acres).

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.26 dwelling units per acre including 25 percent duplex lots.

Proposed Zoning

One and Two-Family Residential-Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.26 dwelling units per acre including 25 percent duplex lots and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

SOUTH 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, 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.

Open Space (OS) is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. The OS Policy is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

Civic (CI) is intended to serve two purposes. The primary intent of CI is to preserve and enhance publicly owned civic properties so that they can continue to serve public purposes over time, even if the specific purpose changes. This recognizes that locating sites for new public facilities will become more difficult as available sites become scarcer and more costly. The secondary intent of CI



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is to guide rezoning of sites for which it is ultimately determined that conveying the property in question to the private sector is in the best interest of the public.

Consistent with Policy?

Yes. The proposed R6-A zoning district is consistent with each of the aforementioned policy areas as it will help to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

ANALYSIS

The properties are located east of Charles E. Davis Boulevard, north of Cannon Street, west of Meredith Avenue, along both sides of Robertson Street and both sides of Green Street within the South Nashville Community Plan. The properties in this proposal consist of existing single-family, two-family residential land uses. There are 11 existing alleys within the area providing most properties with alley access. The proposed zoning district will require alley only access for sites with future development that have access to an existing alley. The R6-A zoning district provides additional design standards that will enhance the character of the neighborhood when redevelopment occurs.

Due to inclement weather, sign notice of the public hearing was not posted on the date required by the Planning Commission Rules and Procedures. However, mailed notices were sent according to procedure and the signs were posted 8 days prior to the date of the public hearing. Therefore, staff recommends suspension of the rules regarding public notice signs.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

A traffic table was not prepared as there is not expected to be an increase in traffic.

STAFF RECOMMENDATION

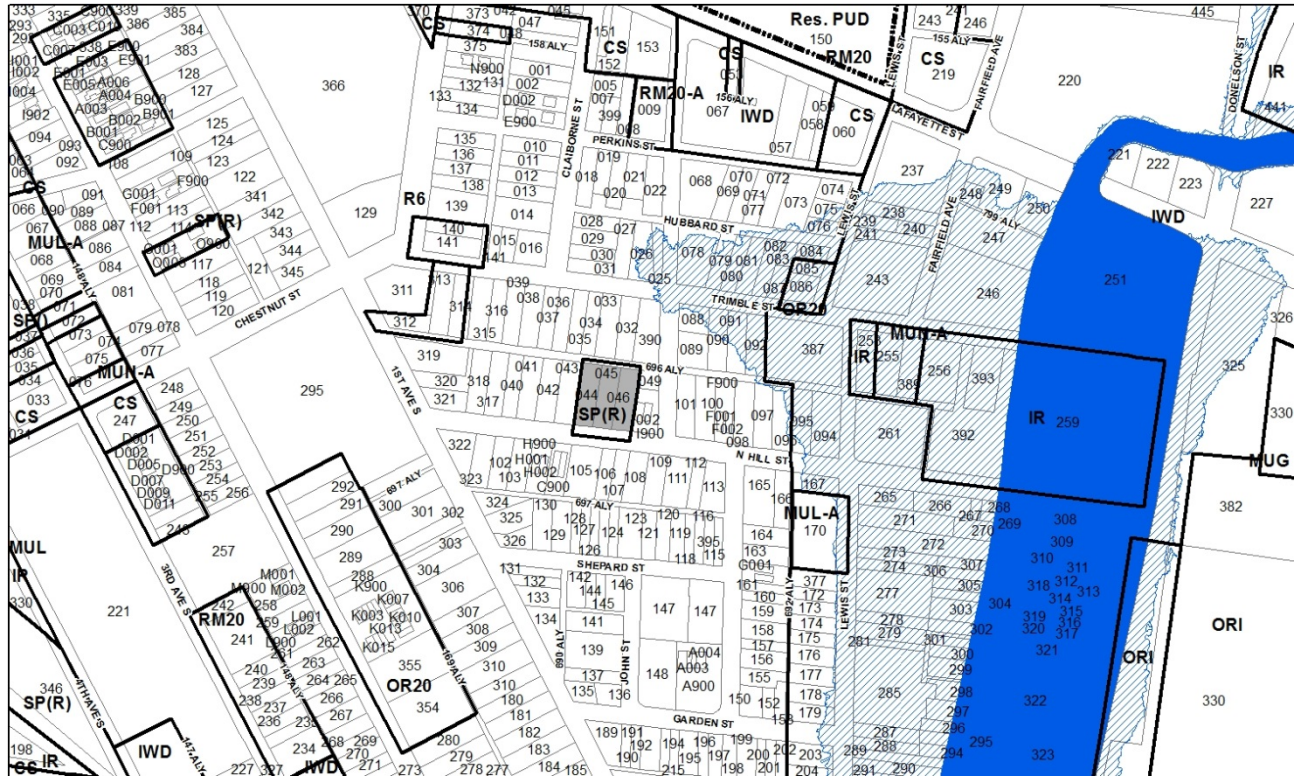
Staff recommends approval. The proposed rezoning is consistent with the T4 Urban Civic, T4 Urban Neighborhood Evolving, and T4 Urban Open Space policy areas as the R6-A zoning district will help to create walkable neighborhoods through the use of appropriate building placement and bulk standards.



SEE NEXT PAGE



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2018Z-006PR-001
Map 105-04, Parcel(s) 044-046
11, South Nashville
17 (Colby Sledge)



Project No.	Zone Change 2018Z-006PR-001
Council Bill No.	BL2018-1047
Council District	17 - Sledge
School District	5 - Buggs
Requested by	Councilmember Colby Sledge, applicant; Harvest Hands Community Development Corporation, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from SP-R to R6-A.

Zone Change

A request to rezone from Specific Plan-Residential (SP-R) to One and Two-Family Residential – Alternative (R6-A) zoning for property located at 20, 22, and 24 N. Hill Street, approximately 100 feet west of Lincoln Street, (0.54 acres).

Existing 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. *The existing SP permits up to 10 residential units.*

Proposed Zoning

One and Two-Family Residential – Alternative (R6-A) R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 3 lots with 3 duplex lots for a total of 6 units. The lots are duplex eligible as confirmed by the Codes Department.*

SOUTH NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed R6-A zoning district is consistent with T4 Urban Neighborhood Maintenance policy at this location. The proposed zoning is consistent with adjacent zoning.



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ANALYSIS

The immediate area is currently zoned One and Two-Family Residential (R6). This proposed zone change will allow for development at this site to be consistent with the established character of the neighborhood. The property is located at 20, 22, and 24 North Hill Street, approximately 100 feet west of Lincoln Street. North Hill Street is a local street. The site consists of three lots, and two are vacant. An alley will provide access when the site is developed.

The standards required by the alternative zoning district proposed will foster a more pedestrian friendly environment by implementing build-to zones, limiting vehicular access to the alley, and providing more functional entries to buildings. The proposed rezoning is consistent with the goals and objectives of the T4 NE policy and the context of the surrounding neighborhood. Sidewalks, which meet the local street standards, will be required at building permit stage with the redevelopment of these lots.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.54	-	10 U	67	6	7

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.54	7.26 D	6 U	58	5	7

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-4 U	-9	-1	-



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METRO SCHOOL BOARD REPORT

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

Projected student generation proposed R6 district: 1 Elementary 0 Middle 0 High

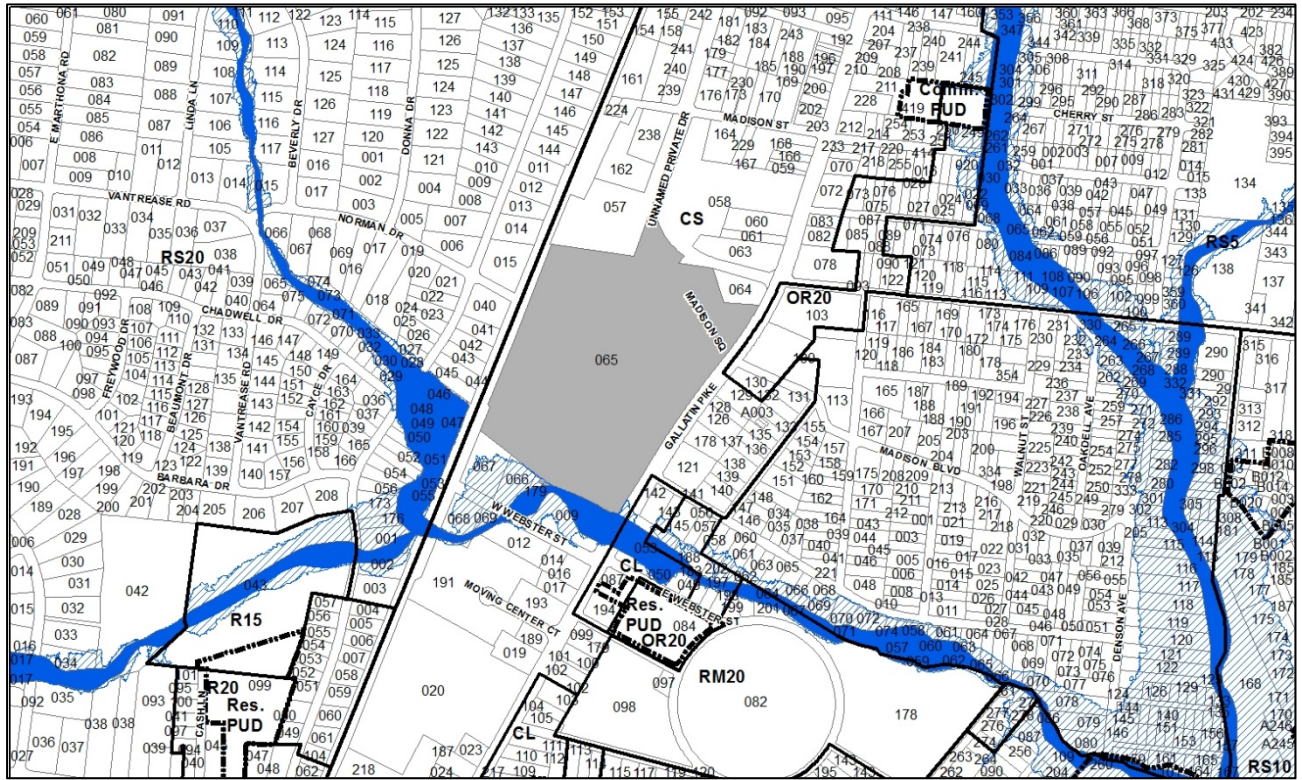
The proposed R6 zoning district will not generate more students than what is typically generated under the existing SP-R zoning district. Students would attend Inglewood Elementary School, Isaac Litton Middle School, and Stratford High School. None of the schools have been identified as over capacity. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

Staff recommends approval. The proposed rezoning is consistent with the T4 Urban Neighborhood Evolving policy at this location.



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2018Z-012PR-001
Map 051-04, Parcel(s) 065
04, Madison
08 (Nancy VanReece)



Project No.	Zone Change 2018Z-012PR-001
Council Bill No.	BL2018-1044
Council District	08 – VanReece
School District	3 – Speering
Requested by	Councilmember Nancy VanReece, applicant; Madison Square Partners, L.P., owner.
Staff Reviewer	Shepard
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Zone change from CS to MUG-A.

Zone Change

A request to rezone from Commercial Service (CS) to Mixed Use General – Alternative (MUG-A) zoning for property located at 721 Madison Square, approximately 200 feet south of Neelys Bend Road (32.4 acres).

Existing Zoning

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

Proposed Zoning

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

MADISON COMMUNITY PLAN

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

T4 Urban Community Center (T4 CC) is intended to maintain, enhance and create urban community centers that contain commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T4 Urban Community Centers serve urban communities generally within a 5 minute drive or a 5 to 10 minute walk. T4 CC areas are pedestrian friendly areas, generally located at intersections of prominent urban streets. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

Consistent with Policy?

The Conservation policy present on the site indicates the presence of a stream and associated buffers and slopes along the southern property line. The policy provides guidance for development of sites with environmental features when the site is surrounded by or adjacent to Tiered Centers



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and Priority Corridors, stating whenever possible, a balance should be struck between protecting sensitive environmental features surrounded by or adjacent to Tiered Centers. The policy goes on to state that the balance in this Transect tips more toward the function and development pattern of the surrounding or adjacent Tiered Center than toward the preservation or remediation of the sensitive environmental features. This site is located in a Tier One Center, identified in NashvilleNext, and immediately adjacent to Gallatin Pike, which is identified as an immediate need multimodal corridor. The Metro Zoning Ordinance and Stormwater Management Manual include requirements to regulate development on steep slopes or adjacent to streams to ensure that sensitive environmental features are protected.

The requested MUG-A zoning is consistent with the T4 CC policy. The site is currently developed as a suburban-style shopping center, with large buildings, deep setbacks, and large expanses of surface parking separating buildings from the street. The site is located on Gallatin Pike, which is identified in the Major and Collector Street Plan (MCSP) as an immediate need multi-modal corridor. The policy calls for a more urban style of development, with buildings located on site to break up large expanses of parking and oriented either to the street or toward courtyards or open spaces that create a town center style environment. The requested MUG-A zoning district includes standard for building placement, façade width and location of parking that will encourage development that is more consistent with the design principles of the T4 CC policy. Additionally, MUG-A zoning creates opportunities for integration of residential uses into the center, either in mixed use buildings, or as a transition to the neighborhoods to the west, that will support current and future transit service along Gallatin Pike.

ANALYSIS

The site is located on the west side of Gallatin Pike, approximately 150 feet south of the intersection of Gallatin Pike and Neelys Bend Road in Madison. The 32.4-acre parcel contains the Madison Square shopping center, which contains a mix of retail, service, and other commercial businesses. The site is bordered on the west by a railroad line which separates the property from a predominantly single-family residential neighborhood. The existing land use pattern along this segment of Gallatin Pike is characterized by commercial and community or institutional uses directly on the corridor with residential neighborhoods behind.

The requested zoning, MUG-A, will create opportunities for redevelopment that is more consistent with the goals of T4 CC policy than the existing CS zoning. The MUG-A district includes standards for building placement and parking location that will activate the street and enhance the pedestrian realm. The requested zoning will also create opportunities to incorporate residential into the community center to serve as a transition to surrounding neighborhoods and to support current and future transit service. The requested MUG-A zoning is consistent with the goals of the policy in this location; therefore, staff recommends approval.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A



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TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Traffic study may be required at the 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)	32.4	0.6 F	846,806 S.F.	27227	544	2662

Maximum Uses in Proposed Zoning District: MUG-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)	16	3.0 F	2,090 U	12789	1028	1168

Maximum Uses in Proposed Zoning District: MUG-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	8.2	3.0 F	1,071,576 S.F.	8286	1251	1279

Maximum Uses in Proposed Zoning District: MUG-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	8.2	3.0 F	1,071,576 S.F.	31729	625	3117

Traffic changes between maximum: CS and MUG-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+25,577	+2,360	+2,902

METRO SCHOOL BOARD REPORT

Under the existing CS zoning, this site would qualify for use of the adaptive residential provisions of the Metro Zoning Ordinance, which specify that no density or floor area ratio applies to the residential component of the development; Therefore, staff finds that there would be no significant increase in the number of students generated by the proposed MUG-A zoning beyond the number generated by the existing zoning with adaptive residential. Students would attend Stratton Elementary School, Madison Middle School, and Hunters Lane High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

Staff recommends approval with conditions as the request is consistent with the T4 Urban Community Center policy.



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CONDITIONS

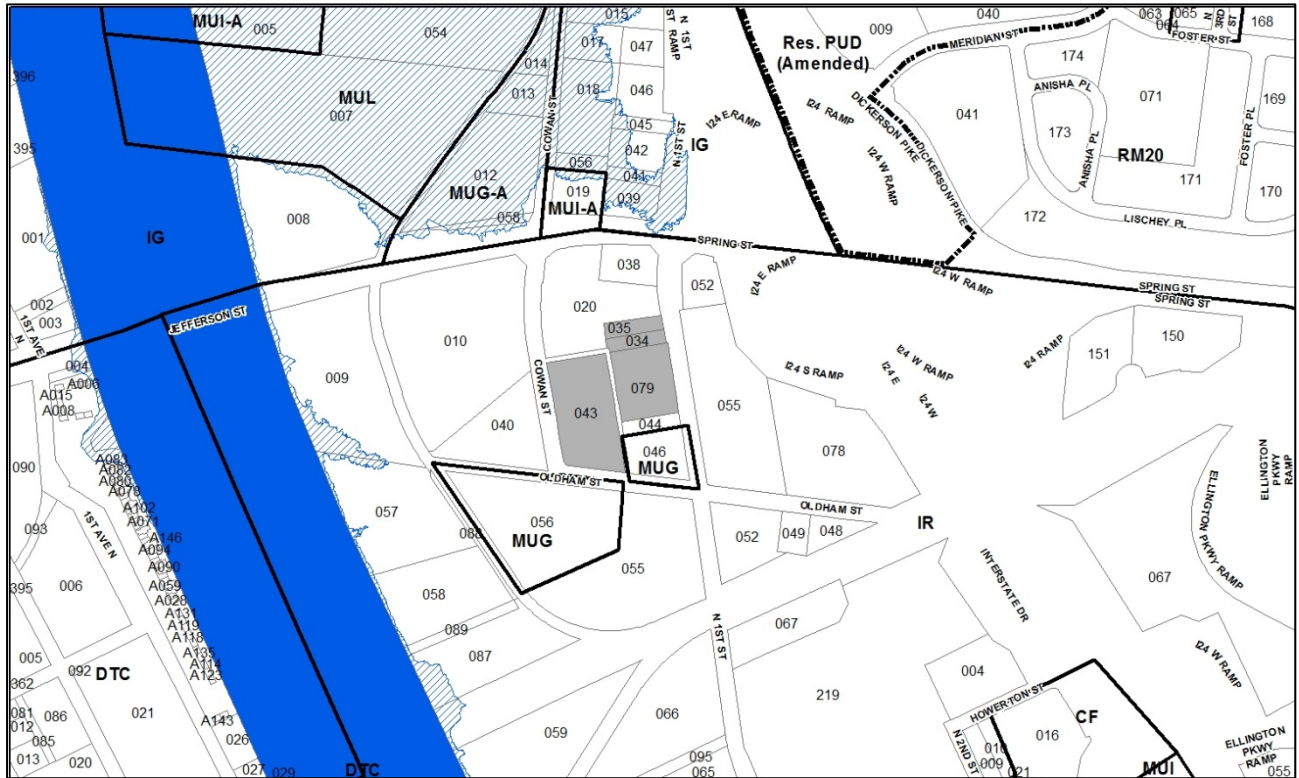
1. Requesting this rezoning may affect the provision of affordable or workforce housing units in rental projects involving five or more rental units on site, as set forth in Ordinance Nos. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.



SEE NEXT PAGE



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2018Z-014PR-001

Map 082-10, Parcel(s) 034-035

Map 082-14, Parcel(s) 043, 079

09, Downtown

5 (Scott Davis)



Project No.	Zone Change 2018Z-014PR-001
Council District	05 – Davis
School District	5 – Buggs
Requested by	Jay Z, LLC, applicant and owner.
Staff Reviewer	Hill
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Zone change from IR to MUI-A.

Zone Change

A request to rezone from Industrial Restrictive (IR) to Mixed Use Intensive – Alternative (MUI-A) zoning on properties located at 212, 226 North 1st Street, North 1st Street (unnumbered), and 51 Oldham Street, at the northeast corner of Oldham Street and Cowan Street (3.61 acres).

Existing Zoning

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

Proposed Zoning

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

DOWNTOWN COMMUNITY PLAN

T6 Downtown Neighborhood (T6 DN) is intended to maintain and create diverse Downtown neighborhoods that are compatible with the general character of surrounding historic developments and the envisioned character of new Downtown development, while fostering appropriate transitions from less intense areas of Downtown neighborhoods to the more intense Downtown Core policy area. T6 DN areas contain high density residential and mixed use development.

Consistent with Policy?

Yes. The rezoning permits a mixture of commercial, residential, and office uses, consistent with the T6 DN policy. The site has frontage along North 1st Street which features existing transit service with a stop located in close proximity to the property. The site has high levels of connectivity and the requested rezoning would help transition from the residential uses east of Interstate 24 to more intense uses along the river bank. The proposed rezoning brings the property closer to the goals of the policy by encouraging mixed use development with higher density residential or mixed uses located in proximity to an arterial boulevard.

ANALYSIS

This requested rezoning to MUI-A is consistent with the surrounding land uses and land use policies of the area. The properties are located on approximately 3.61 acres at the northeast corner of the intersection of Oldham Street and Cowan Street. The site currently contains a warehouse and open storage facility while surrounding properties to the east and north are developed with hotel uses. Surrounding property to the west contains an existing church while properties to the south are



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developed with retail and industrial uses. The proposed rezoning allows for redevelopment of property that has existing infrastructure in a way that enhances the downtown neighborhood and meets the goals of the policy. The bulk and building placement standards associated with MUI-A zoning ensure mixed-use development that addresses the pedestrian realm and limits the amount of parking between the building and the street. Prior to development, the applicant may be required to perform a traffic impact study to address the increased vehicle trips which may result from the potential increase in density generated by the future development of this site.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	3.61	0.6 F	94,350 S.F.	336	80	58

Maximum Uses in Proposed Zoning District: **MUI-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)	1.5	5.0 F	326 U	2100	164	197

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.06	5.0 F	230,868 S.F.	2541	367	338

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.05	5.0 F	228,690 S.F.	11627	251	1108

Traffic changes between maximum: **IR and MUI-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+15,932	+702	+1,585



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METRO SCHOOL BOARD REPORT

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

Projected student generation proposed MUI-A district: 40 Elementary 34 Middle 24 High

The proposed zoning is expected to generate 98 more students beyond the existing zoning assuming 1.5 acres utilized for residential. Students would attend Glenn Enhanced Option Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

Staff recommends approval with conditions as the request is consistent with the T6 Downtown Neighborhood policy.

CONDITIONS

1. Requesting this rezoning may affect the provision of affordable or workforce housing units in rental projects involving five or more rental units on site, as set forth in Ordinance Nos. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.