

Metropolitan Planning Commission



Staff Reports

February 8, 2018



Metro Planning Commission Meeting 2/8/2018

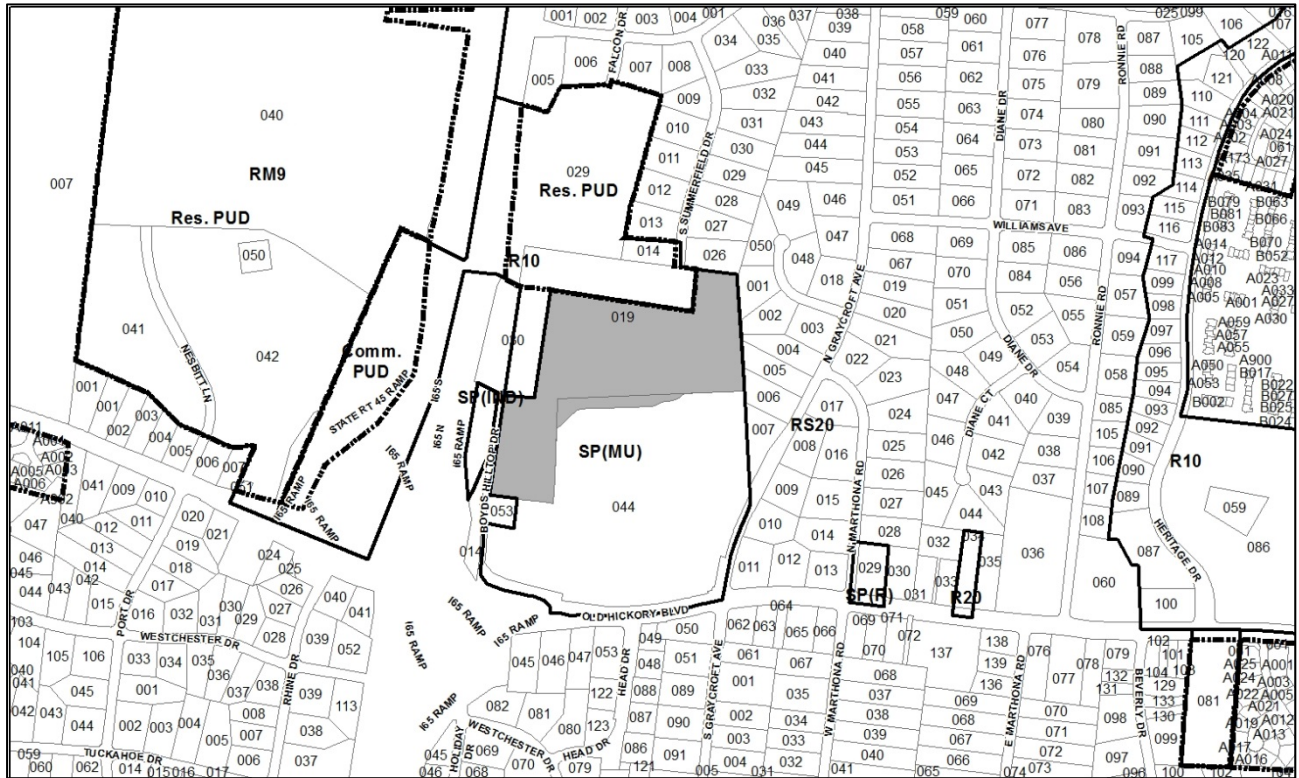
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



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2013SP-046-003
CORNERSTONE CHURCH SP (AMENDMENT)
Map 042, Part of Parcel(s) 019, 044
04, Madison
08 (Nancy VanReece)



Project No. Specific Plan 2013SP-046-003
Project Name Cornerstone Church SP (Amendment)
Council District 08 – VanReece
School District 3 – Speering
Requested by Civil Site Design Group, applicant; Cornerstone Church of Nashville, owner.

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

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

APPLICANT REQUEST

Amend a Specific Plan to remove an assisted living facility and incorporate athletic fields.

Preliminary SP

A request to amend a Specific Plan by removing an assisted living facility and incorporating athletic fields on property located at 726 Old Hickory Boulevard and for a portion of property located at Boyds Hilltop Drive (unnumbered), at the northwest corner of Old Hickory Boulevard and N. Graycroft Avenue, zoned Specific Plan-Mixed Use (SP-MU) (15.64 acres).

Existing Zoning

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

Proposed Zoning

Specific Plan-Residential (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 institutional uses in addition to recreational uses.

HISTORY

Metro Council approved the Preliminary SP for the Hickory Hills Ridge/Cornerstone Church development on March 19, 2014. The approved Preliminary SP included the existing church and its ancillary facilities on the southern portion of the property and a 130-bed assisted living facility to be located north of the church. A final site plan for the development of the assisted living facility was approved in November 2014; however, no construction has taken place at this time. The current application proposes to remove the assisted living facility from the plan and incorporate five athletic fields and associated facilities. As athletic fields are not a use originally permitted by the Council ordinance, an amendment to the Preliminary SP is required.



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Proposed Site Plan



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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, T5Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

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

Consistent with Policy?

The current application proposes the removal of a previously approved 130-bed assisted living facility and the addition of five athletic fields with ancillary facilities including concession stands, seating, and a press box. The site layout will remain consistent with the previous approval in terms of access and circulation with the exception of a new internal drive to the athletic field area for maintenance equipment. Vehicular access points and sidewalks are unchanged from the previously approved preliminary and final SPs. No changes to the existing church are proposed. The Conservation policy on site represents intermittent sloped areas exceeding 20 percent. The T3 NM policy supports a mixture of institutional, residential, and open space uses. The existing church and neighboring residential uses will not be significantly altered by the proposal. The incorporation of an active open space use in proximity to existing institutional use and transit service will enhance the greater neighborhood while maintaining the existing character, consistent with the goals of the policy.

PLAN DETAILS

The site totals 15.64 acres and is located at 726 Old Hickory Boulevard, at the northwest corner of the intersection of Old Hickory Boulevard and North Graycroft Avenue. The SP includes a portion of parcel 019. The remainder of parcel 019 is within an approved residential PUD, which is not a part of the existing SP or the proposed amendment. As described above, the site is zoned Specific Plan to permit an existing church and its ancillary facilities, and a 130-bed assisted living facility. No construction for the assisted living facility has taken place at this time.

Site Plan

The plan proposes to remove the previously approved 130-bed assisted living facility and incorporate 5 athletic fields including three baseball fields, two general “play fields”, and one soccer/football field. Each field will include associated bleachers. A total of approximately 5,025 square feet of associated uses including concessions stands, bathrooms, and press boxes are proposed throughout the plan.

Vehicular access points and sidewalks are unchanged from the previously approved preliminary and final SPs. The site will retain its existing vehicular access via two entrances from Old Hickory Boulevard and one entrance from Graycroft Avenue. A new internal drive is proposed to allow



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maintenance equipment to access the proposed athletic fields. Required parking for the athletic fields is provided by 1,293 on-site parking spaces currently utilized by the church.

ANALYSIS

The removal of the assisted living facility and addition of athletic fields would remain consistent with the goals of applicable land use policies. The proposed athletic fields will provide additional open space amenities to residents of the area while maintaining the existing character of the neighborhood. The existing building's footprint, height, vehicular access points, and sidewalks are unchanged from the previously approved final site plan. A 30 foot wide shared access easement is proposed from Old Hickory Boulevard to provide access to the northern lot where the athletic fields are proposed. Additionally, the proposed plan would place active recreational uses in proximity to existing transit service along Old Hickory Boulevard consistent with the goals of the land use policies for this location. A 40 foot landscape buffer is proposed along the eastern property boundary to mitigate any potential impacts to the adjacent properties. Additionally, operational conditions pertaining to noise, lighting, and fencing will provide further protection to neighboring properties.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

- Fire Code issues will be addressed with the final site plan.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES

Approve with conditions

- Approved as a Preliminary SP Amendment only.
- These comments only apply to public sewer issues only. Madison Suburban Utility District serves this site with water.
- If the results of the availability study indicate sewer capacity fees are needed, these must be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Any league games shall not be scheduled during peak hour traffic flow.
- Traffic officers may be required to direct traffic at access drives on Old Hickory Blvd and N. Graycroft Ave.



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Church (560)	1.06		46,316 S.F.	422	34	31

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Assisted Living Facility (254)	38.48		130 Beds	329	19	29

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Athletic Fields (411)	42.10		370,260 S.F.	14	-	-

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Church (560)	1.06		46,316 S.F.	422	34	31

Traffic changes between maximum: **SP and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-392	-25	-38

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to the existing religious institution and its associated uses and facilities, and five athletic fields and ancillary facilities.
2. Prior to final site plan approval, the 30' shared access easement for Lots 1 & 2 shall be recorded.
3. All new signage shall comply with the standards of the ON zoning district.
4. All light and glare shall be directed on-site to ensure surrounding properties are not adversely impacted by increases in direct or indirect ambient lighting levels.
5. A snack-bar or concessions stand shall be permitted on the same parcel as the athletic fields. The combined area of the snack-bar and/or concessions stand shall not exceed one thousand five hundred square feet. The snack-bar shall not provide any sit-down food service or alcoholic beverages.
6. Adequate fencing shall be provided to ensure baseballs do not fly into abutting or adjacent properties and streets.



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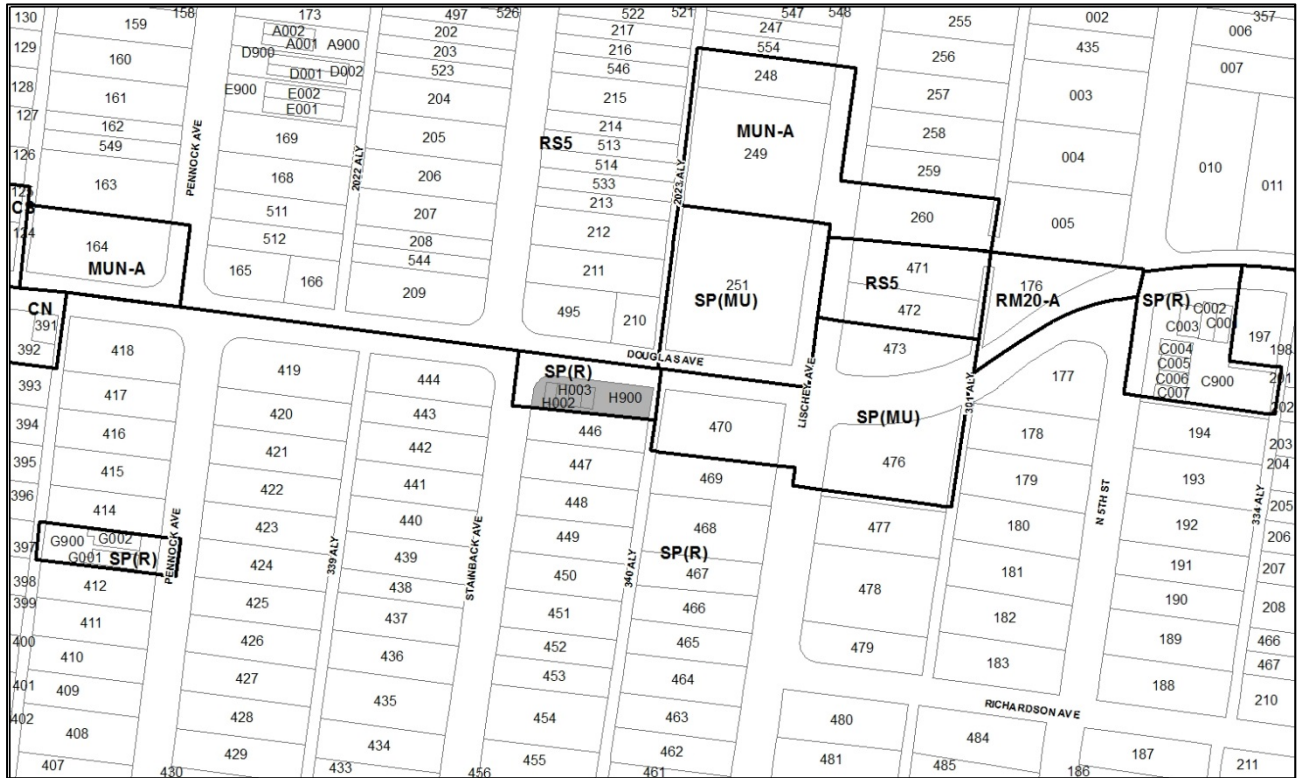
7. If a development standard, excluding permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RS10 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
9. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
10. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
11. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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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 and January 25, 2018, Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

Amend a Specific Plan to permit all uses permitted in the RM40-A zoning district.

Preliminary SP

A request to amend a Specific Plan to permit all uses permitted in the RM40-A zoning district in four units 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).

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 currently includes only one residential building type.

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 proposes only one residential building type.

HISTORY

Metro Council approved the Specific Plan for the 1225 Stainback Avenue development on August 10, 2015. The approved SP permits a maximum of four attached residential units. A final site plan for the development was approved in March 2017. The current application proposes to permit all uses permitted by the RM40-A zoning district. No changes are proposed to the building type or plan layout. This application was previously on the January 11 and January 25, 2018, Planning Commission agendas as amending a Specific Plan to permit four short term rental properties (STRPs). Staff requested that the proposal be revised to amend the Specific Plan to permit uses within the RM40-A zoning district, which would allow both owner-occupied and non-owner occupied short term rental properties. Staff requested the change to ensure that the SP fits within the city-wide framework for STRPs now and in the event that any future changes to the framework are adopted by Council.



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EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The application proposes to allow all uses permitted within the RM40-A zoning district. The site layout is unchanged from the previous approval. The property is located on a collector avenue with transit stop 100 feet east of the site and is served by an existing alley. The property is located on a corner within the Neighborhood Evolving policy area immediately adjacent to a Neighborhood Center policy area, lending itself to more intense development.

PLAN DETAILS

The site totals 0.14 acres and is located at 336 Douglas Avenue, at the northeast corner of the intersection of Douglas Avenue and Stainback Avenue. The site is zoned Specific Plan and currently permits four attached residential units, which are under construction.

Site Plan

The plan proposes to retain the previously approved site layout. All four units front Douglas Avenue and are located on the western portion of the site. Six parking spaces are located east of the building. Access is provided by the existing alley on the eastern side of the property. As stated above, building footprints and sidewalks are unchanged from the previously approved final SP.

ANALYSIS

Specific Plan zoning is intended to provide 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. Uses permitted by each SP are specific to the approved plan and are reviewed in context of the land use policy and location of the property. The original approval of this SP determined that multi-family development was appropriate at this location.

Uses permitted by RM40-A include both owner-occupied and non-owner occupied short term rental properties. NashvilleNext provides guidance for and support of home based businesses in residential policy areas in the appropriate context if such uses do not disrupt the character and enjoyment of those neighborhoods. The Metro Zoning Code, as well as recently approved and pending ordinances, permit non-owner occupied STRPs in multi-family residential districts. Previous actions of the Metro Council have recognized non-owner occupied short term rentals as home based businesses that are appropriate uses in multi-family zoning districts when properly conditioned.



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Given the countywide framework adopted by the Metro Council in regards to STRPs in multi-family zoning districts and the approval of this property for multi-family uses, staff recommends approval with conditions and disapproval without all conditions.

WATER SERVICES

Approve

PUBLIC WORKS RECOMMENDATION

Approve with Conditions

- Comply with the MPW conditions of approval on Final SP 2015SP-049-002

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Comply with road section comments.

No traffic table was prepared as there isn't anticipated to be any increase in traffic.

STAFF RECOMMENDATION

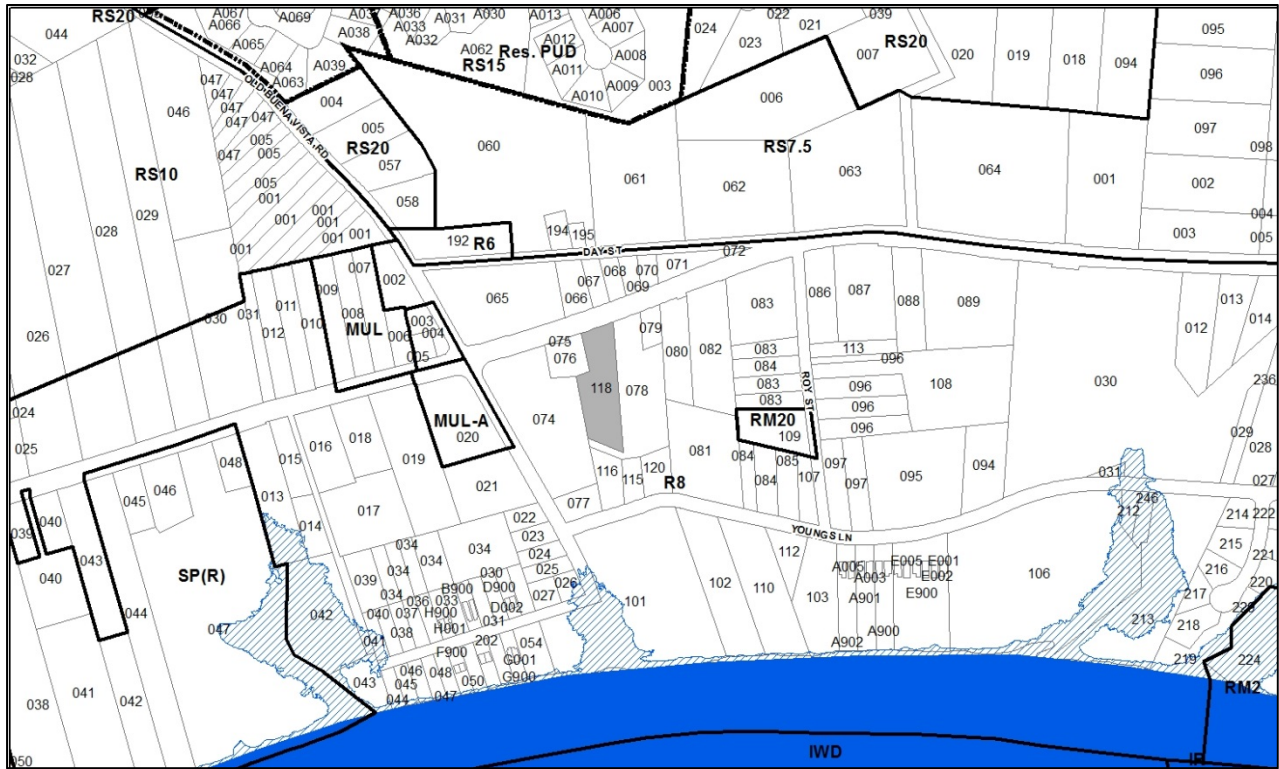
Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to all uses permitted in the RM40-A zoning district in four units.
2. If STRP is proposed as a use, this SP shall comply with the Short Term Rental permit provisions of The Metropolitan Code.
3. All conditions of BL2015-1181 shall be satisfied.
4. If a development standard, excluding 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 RM40-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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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	2 – 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 and January 25, 2018, Planning Commission meetings. No public hearing was held.

Staff Reviewer Rickoff
Staff Recommendation *Defer to the February 22, 2018 Planning Commission meeting.*

APPLICANT REQUEST

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

Preliminary SP

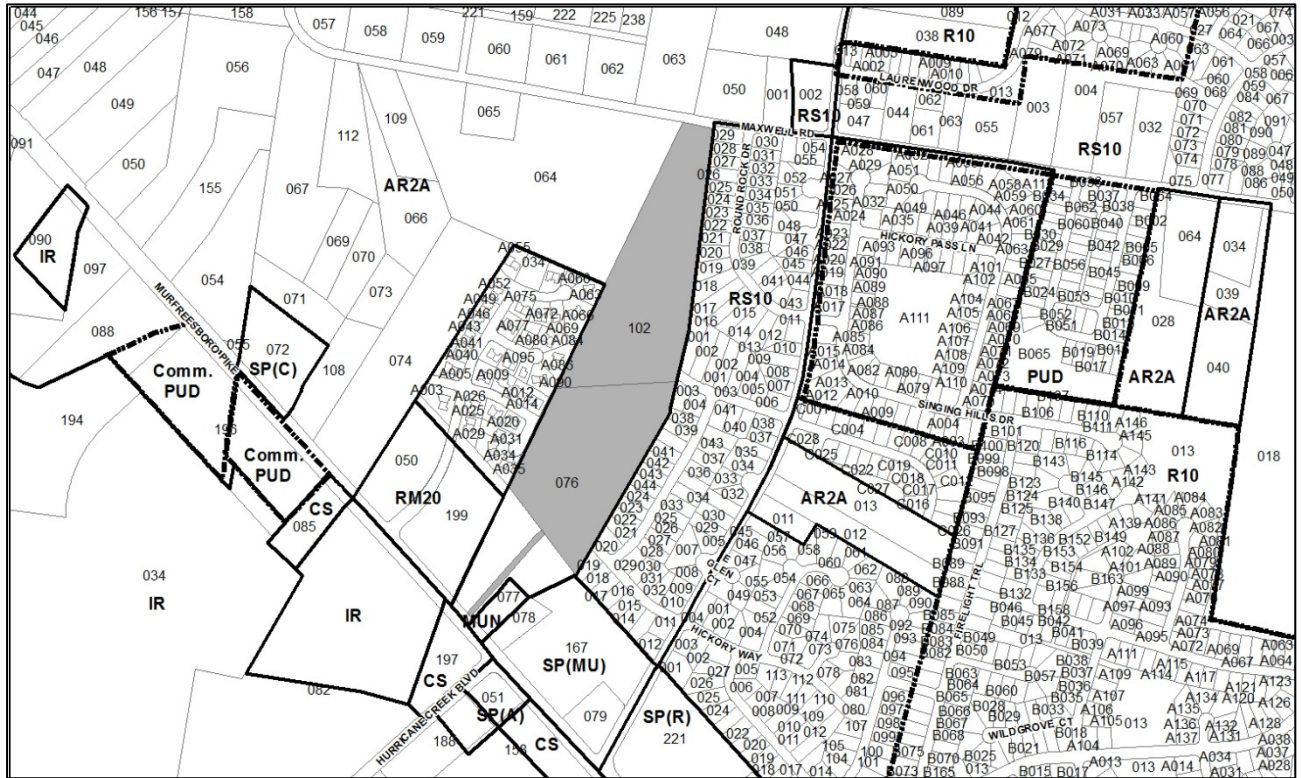
A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) zoning on property located at 926 West Trinity Lane, approximately 440 feet east of the intersection of West Trinity Lane and Old Buena Vista Road/Youngs Lane (1.30 acres), to permit up to 16 multi-family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

STAFF RECOMMENDATION

Staff recommends deferral to the February 22, 2018, Planning Commission as requested by 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.

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

Staff Reviewer Hill
Staff Recommendation *Defer to the February 22, 2018, Planning Commission meeting.*

APPLICANT REQUEST

Rezone to SP to permit a mixed residential development.

Preliminary SP

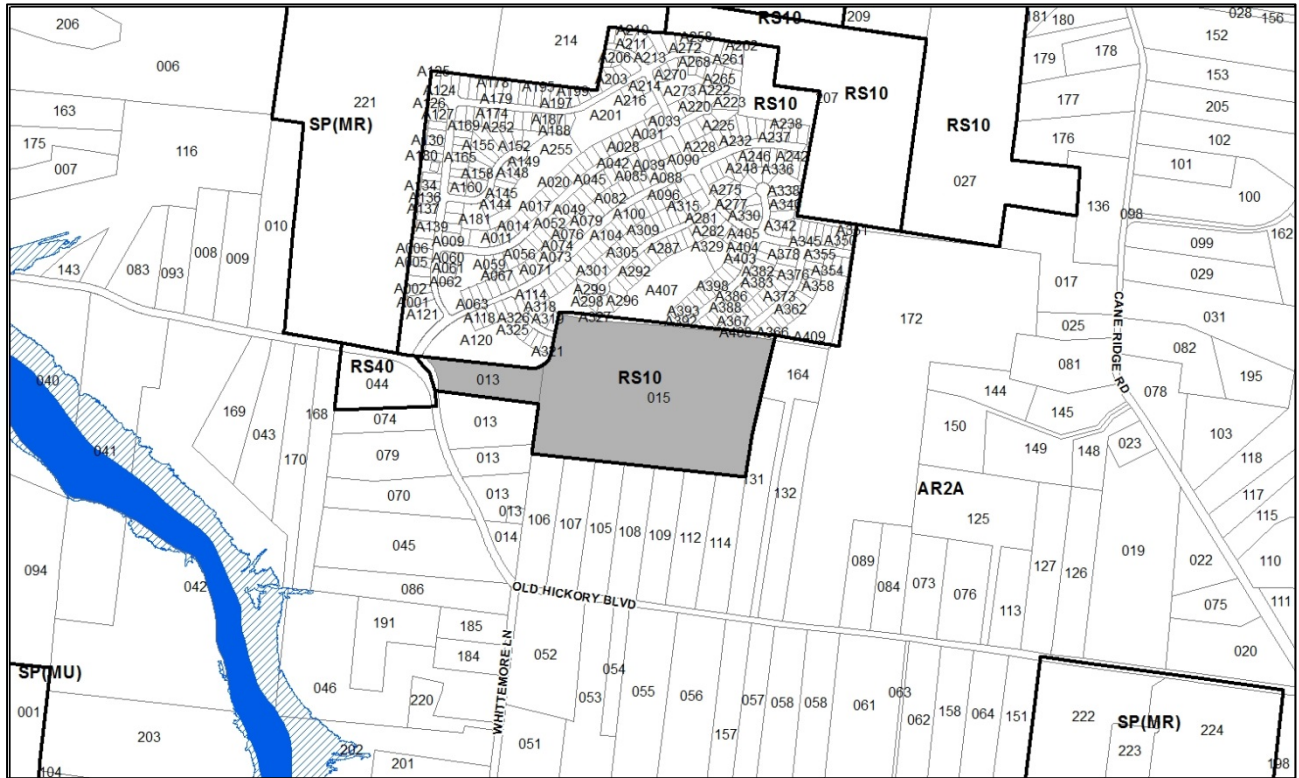
A request to rezone from Agricultural/Residential (AR2a) to Specific Plan-Mixed Residential (SP-MR) zoning on property located at Maxwell Road (unnumbered) and a portion of property located at 4154 Murfreesboro Pike, approximately 615 feet west of Lavergne Couchville Pike, partly within the Murfreesboro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

STAFF RECOMMENDATION

Staff recommends deferral to the February 22, 2018, Planning Commission meeting at the request of the applicant.



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2017S-217-001
OLD HICKORY CROSSING SUBDIVISION
Map 182, Parcel(s) 013, 015
12, Southeast
31 (Fabian Bedne)



Project No. **Concept Plan 2017S-217-001**
Project Name **Old Hickory Crossing Subdivision**
Council District 31- Bedne
School District 6- Hunter
Requested by Batson and Associates, applicant; Randall Smith and Corey Craig, owners.

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

Staff Reviewer Birkeland
Staff Recommendation *Defer to the February 22, 2018, Planning Commission meeting.*

APPLICANT REQUEST

Concept plan approval to create 108 single-family lots.

Concept Plan

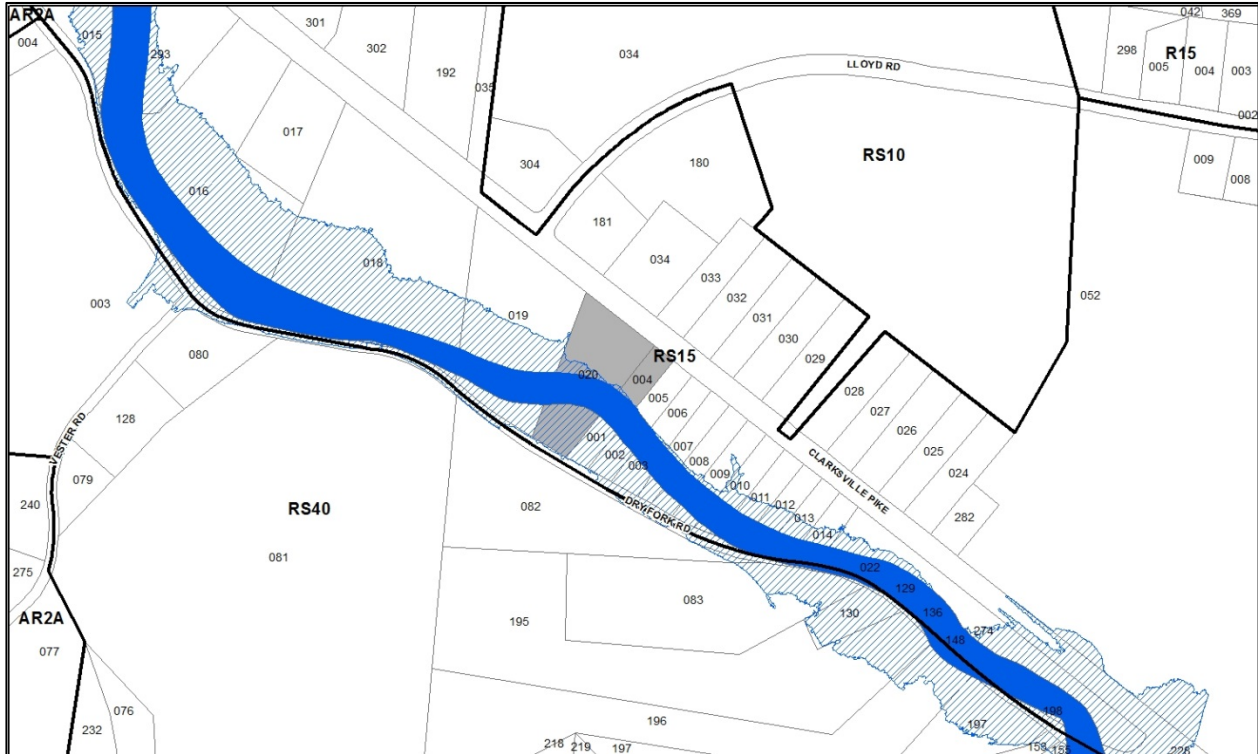
A request for concept plan approval to create 108 single-family lots on properties located at Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Legacy Drive, zoned Single-Family Residential (RS10) (34.06 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 22, 2018, Planning Commission meeting at the request of the applicant.



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2017S-263-001

DRY FORK CREEK SUBDIVISION RESUB OF LOT 4

Map 048, Parcel(s) 020

Map 048, Parcel(s) 004

03, Bordeaux-Whites Creek

01 (John Cooper)



Project No. Final Plat 2017S-263-001
Project Name Dry Fork Creek Subdivision Resub of Lot 4
Council District 01 - Cooper
School District 1 - Gentry
Requested by Clint T. Elliott Surveying, applicant; Richard and Hamby Priester and Michael and Ruth Stewart, owners.

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

Staff Reviewer Burse
Staff Recommendation *Approve with conditions, including variances to the Rural Subdivision Regulations.*

APPLICANT REQUEST
Final plat approval to shift a lot line.

Final Plat
 A request for final plat approval to shift a lot line on properties located at 4881 and 4891 Clarksville Highway, approximately 180 feet southeast of Lloyd Road, zoned Single-Family Residential (RS15) (2.36 acres).

Existing Zoning
Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at an overall density of 2.9 dwelling units per acre. *RS15 would permit a maximum of 6 lots based on acreage only. Application of the Subdivision Regulations would likely result in fewer lots.*

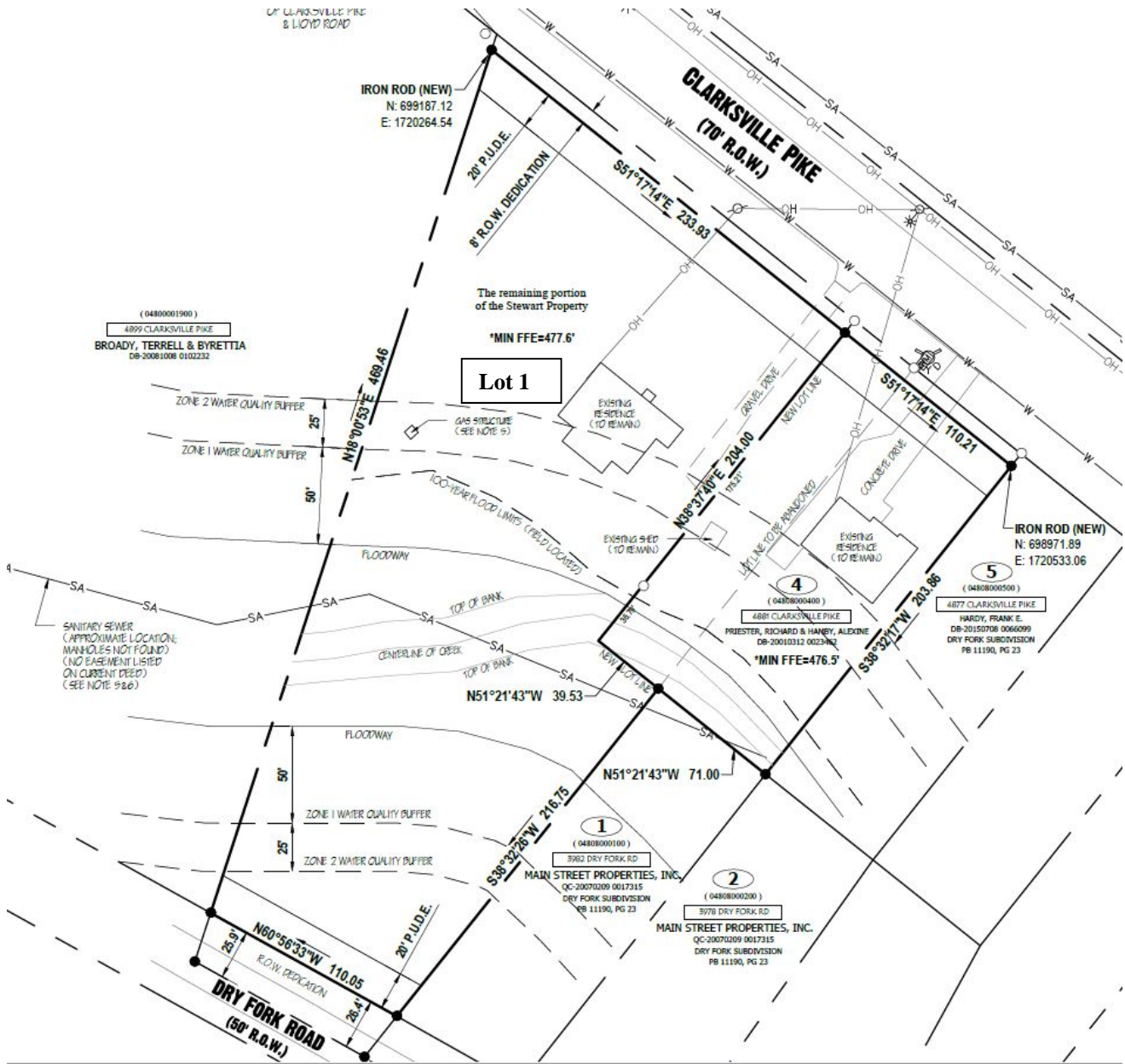
BORDEAUX-WHITES CREEK COMMUNITY PLAN

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

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



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Proposed Subdivision



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PLAN DETAILS

This request is to shift a lot line approximately 40 feet on properties located at 4881 and 4891 Clarksville Highway approximately 180 feet southeast of Lloyd Road. This plan includes Lot 4 of an existing subdivision and an adjacent parcel, the Stewart property. For purposes of this report, the Stewart property is referred to as Lot 1.

Both Lot 1 and Lot 4 are located along the south side of Clarksville Highway on a block face that includes the Dry Fork Creek Subdivision, which consists of an existing suburban style single-family residential development. Lot 4 is in the Dry Fork Creek Subdivision, approved by the Planning Commission in 1999, which has lot widths of approximately 70 feet and lot depths of approximately 203 feet. Suburban style single-family residential development is located directly across the street on the north side of Clarksville Highway. Properties on the north side of Clarksville Highway are approximately 100 feet in width on average.

ANALYSIS

Chapter 4 of the Subdivision Regulations outlines the criteria for reviewing subdivisions located within the Conservation and T2 Rural Maintenance policy areas. The intent of these regulations is to ensure new development is in harmony with established rural character. Section 4-2 identifies Primary Conservation Areas that include land such as those in FEMA floodplains, problem soils, and steep slopes. Section 4-2.4 requires that building envelopes not include any lands within Primary Conservation Areas.

The intent of orienting development away from the aforementioned areas is to minimize the impact of development or disturbance to environmental resources through protection and preservation. However, each property in this proposal has an existing single-family residential structure identified on the face of the final plat, with one partially located within a floodway buffer area. The existing structures are indicated to remain. Any new construction would be required to meet local standards in regards to stormwater buffers.

Section 4-2.5 outlines two Character Options for development of land in Rural Neighborhood Maintenance and Conservation policy areas: the Countryside Character Option and the Agricultural Character Option. In this case, the Agricultural Character Option is not appropriate because the primary function of the subdivision does not involve an agricultural use. Therefore, the Countryside Character Option is the most appropriate option. The Countryside Character Option provides two options: Open Alternative and the Screened Alternative. Each proposed lot is not screened by vegetation or topography; therefore, staff reviewed the plat against the Open Alternative criteria below. For the purposes of this analysis, "surrounding parcels" is defined as the five R, RS, AR2A or AG parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same blockface, whichever is less.

a. Building Setback

The required building setback shall be varied between lots. Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot(s) proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback of the abutting parcels. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used. Where the majority of the abutting parcels are not developed, the minimum building setback



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shall be two times the amount of lot frontage. However, in no instance shall the minimum building setback be greater than 1,000 feet.

The residential structure on each lot exceeds the minimum 40-foot street setback established by Metro Zoning Code for the Single-Family Residential (RS15) zoning district. The 40-foot setback is less than the average street setback of the two abutting parcels on either side of the proposed lots, which is approximately 65 feet.

Lot 1 meets the setback requirement, but Lot 4 does not.

b. Lot Depth

The minimum depth for lots along existing public streets shall be the building setback required by Section 4-2.5.a.1 plus 300 feet. For this subdivision, a depth of 365 feet is required.

Lot 1, with a depth of 421 feet, meets the requirement. Lot 4, with a depth of 204 feet, does not meet the minimum depth requirement.

c. Lot Size

1. Individual lot sizes shall vary in size to reflect the rural character.
2. The minimum lot size is either equal to or greater than 70% of the lot size of the average size of the surrounding parcels or equal to or larger than smallest of the surrounding parcels, whichever is greater.
3. Flag lots shall not be included in the analysis.

Based on the surrounding lots, as defined by the Subdivision Regulations, the minimum required lot size is 1.73 acres. Lot 1 is 1.72 acres and Lot 4 is 0.52 acres, and therefore, neither lot meets the requirement. However, Lot 4 is increasing in size from 0.28 acres to 0.52 acres.

d. Lot Frontage

Lot frontage is either equal to or greater than 70% of the average frontage of the surrounding parcels or equal to or greater than the smallest of the surrounding parcels, whichever is greater.

Based on the surrounding lots, as defined by the Subdivision Regulations, the minimum lot width is 149 feet. Lot 1, with a frontage of 234 feet, meets the requirement. Lot 4, with a frontage of 110 feet, does not. However, Lot 4 is increasing from 71 feet in width.

e. Street Lights

Not applicable to this application

f. Cluster Lot Option

Not applicable to this application

VARIANCE REQUESTS

The applicant requests the following variances from the Rural Subdivision Regulations:

- Primary conservation land located within building envelope



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- Setback for Lot 4
- Lot depth for Lot 4
- Lot size for both lots
- Lot frontage for Lot 4.

Section 1-11, Variances, permits the Planning Commission to grant variances to the Subdivision Regulations when it finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations. While the regulations grant the Commission the authority to grant variances, the regulations state that “such variance shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations.” In order to grant a variance the Commission must find that:

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

Variance Request #1

The first variance request is from Section 4-2.4, Building Placement. In subdivisions without new streets or joint access easements, any subdivision application shall note proposed building envelopes. Building envelopes shall not be located within areas listed in Section 4-2.1(a) through Section 4-2.1(j). Such areas are considered environmentally sensitive and include floodway buffer areas which are located on each proposed lot. One of the properties has an existing home located partially within identified floodway buffer areas. This is not consistent with the provisions of the Development Standards of the Rural Character Subdivision Regulations. These sites have already been disturbed and any new construction would be required to meet local regulations.

Variance Request #2

The second variance is from Section 4-2.5.a.1, Setback. This variance pertains only to Lot 4 as Lot 1 meets the required setback. Lot 4 has an existing home which does not meet the setback. Any future buildings would be required to meet the standard. A condition is included to indicate a platted front setback.

Variance Request #3

The third variance request is from Section 4-2.5.a.1, Lot Depth. This variance request pertains to Lot 4 as Lot 1 meets the minimum lot depth requirement. Lot 4 was originally platted as part of the Dry Fork Creek Subdivision, which was approved by the Planning Commission in 1999 under a previous version of the Subdivision Regulations. Lot 4 has a lot depth of 204 feet and no changes to depth are proposed.



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Variance Request #4

The fourth variance request is from Section 4-2.5.a.1, Lot Size. This variance request pertains to both lots. The lots are uniquely situated in that Lot 4 is part of an existing subdivision with lots that are smaller than the lots to the west of the proposal. While neither lot meets the requirement, they are in character with the existing development pattern within this context.

Variance Request #5

The final variance request is from Section 4-2.5.a.1, Lot Frontage. Lot 1 meets the frontage requirement while Lot 4 does not. The frontage of Lot 4 is increasing from its existing frontage by 40 feet. While proposed Lot 4 does not meet the frontage requirement, it would be larger than existing Lot 4.

Variance Analysis

Although both properties are located in T2 Rural Neighborhood Maintenance and Conservation policy areas, there is an existing suburban development pattern to the east along and north of Clarksville Highway.

Both properties, as mentioned before, are not in their original natural state as they are already developed. This subdivision does not permit an increase in development entitlements. The character of the street will remain unchanged. For these reasons, staff recommends that variances from Sections 4-2.4, 4-2.5(b) and 4-2.5(d) of the Rural Character Subdivision Regulations be granted by the Metro Planning Commission.

Staff finds that this proposal, with conditions mentioned below, would be consistent with the established rural character within the immediate area including along Clarksville Highway and Dry Fork Road.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES

Approve

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

STAFF RECOMMENDATION

Approve with conditions, including variances to the Rural Subdivision Regulations.

CONDITIONS

1. Both lots shall be indicated as critical lots on the corrected copy.
2. Revise the name of the subdivision to "Resub of Lot 4 of the Dry Fork Creek Subdivision and the Stewart Property".

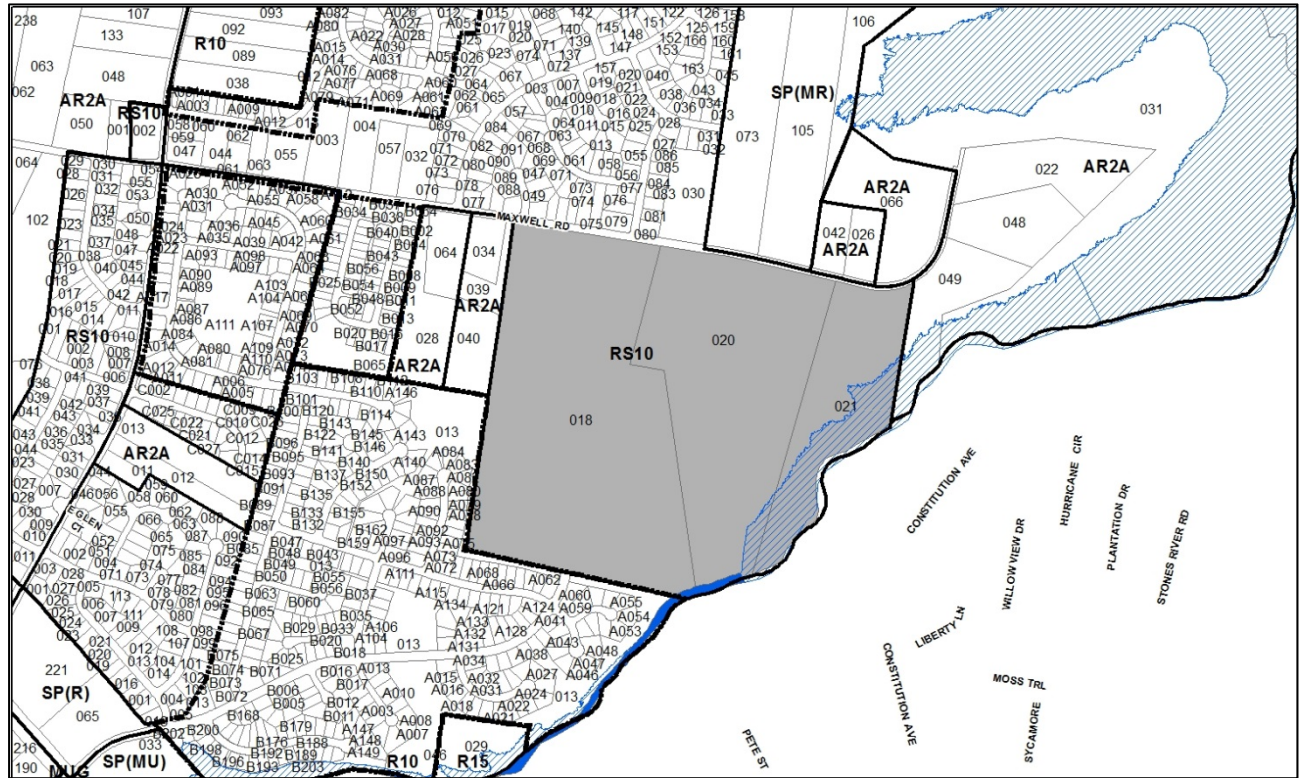


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3. Add the following note to the plat: Minimum front setback for any new construction shall be 65 feet. All other setbacks shall be as per Metro Zoning Code.
4. Depict the 65 foot front setback graphically on both lots.
5. Label the Stewart property as Lot 1. Update all references.



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2017S-271-001
JENKINS PROPERTY
Map 176, Parcel(s) 018, 020-021
13, Antioch – Priest Lake
33 (Antoinette Lee)



Project No. Final Plat 2017S-271-001
Project Name Jenkins Property
Council District 33- Lee
School District 6 – Hunter
Requested by Gresham Smith and Partners, applicant; Donald and Maud Jenkins, owners.

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

Staff Reviewer Birkeland
Staff Recommendation *Defer to the February 22, 2018, Planning Commission meeting.*

APPLICANT REQUEST

Concept plan approval to create 430 single-family lots.

Concept Plan

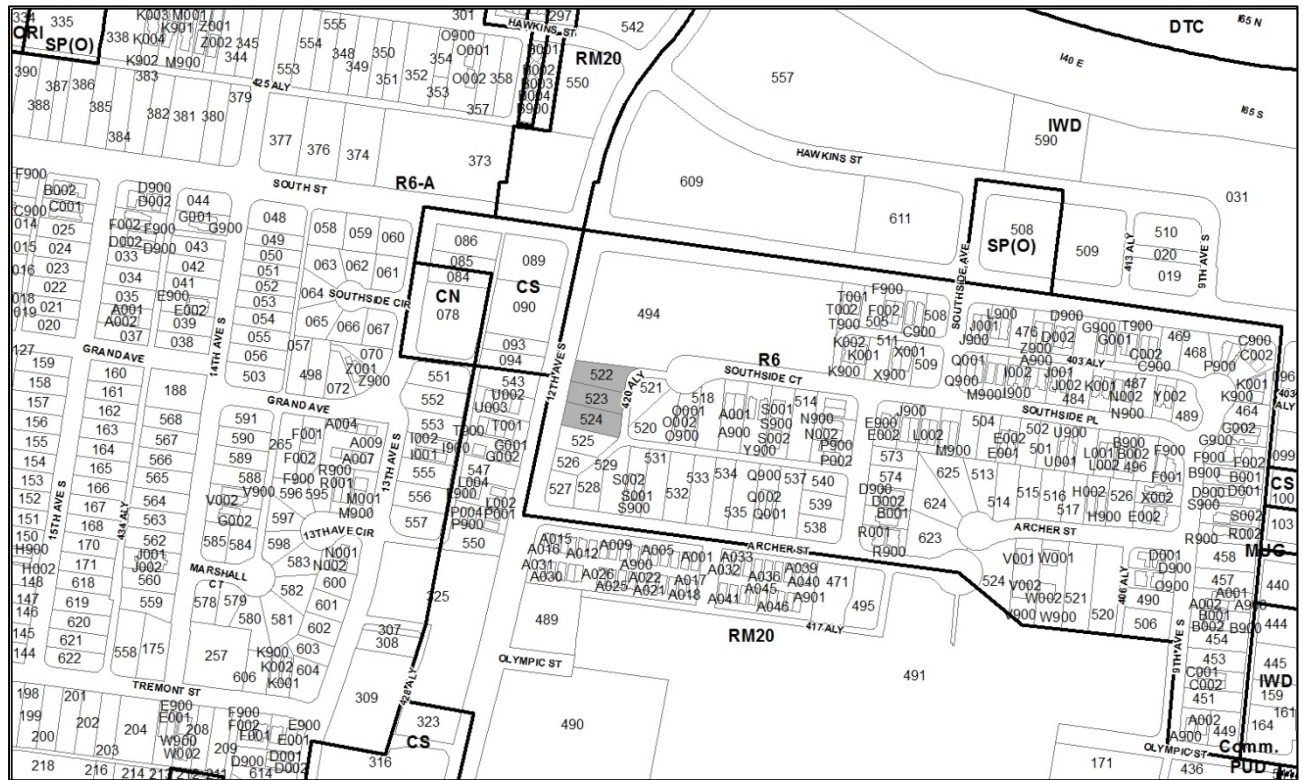
A request for concept plan approval to create up to 430 lots on properties located at 4309, 4335 and 4381 Maxwell Road, south of the terminus of Flagstone Drive, zoned Single-Family Residential (RS10) (117.28 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 22, 2018, Planning Commission meeting at the request of the applicant.



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2017Z-122PR-001
Map 105-01, Parcel(s) 522-524
10, Green Hills – Midtown
17 (Colby Sledge)



Project No.	Zone Change 2017Z-122PR-001
Council District	17 – Sledge
School District	5 – Buggs
Requested by	T and T Development, LLC, applicant; T and T Development, LLC and Troy Olsen, owners.
Deferrals	This item was deferred at the December 14, 2017, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Shepard
Staff Recommendation	<i>Defer to the March 8, 2018, Planning Commission meeting.</i>

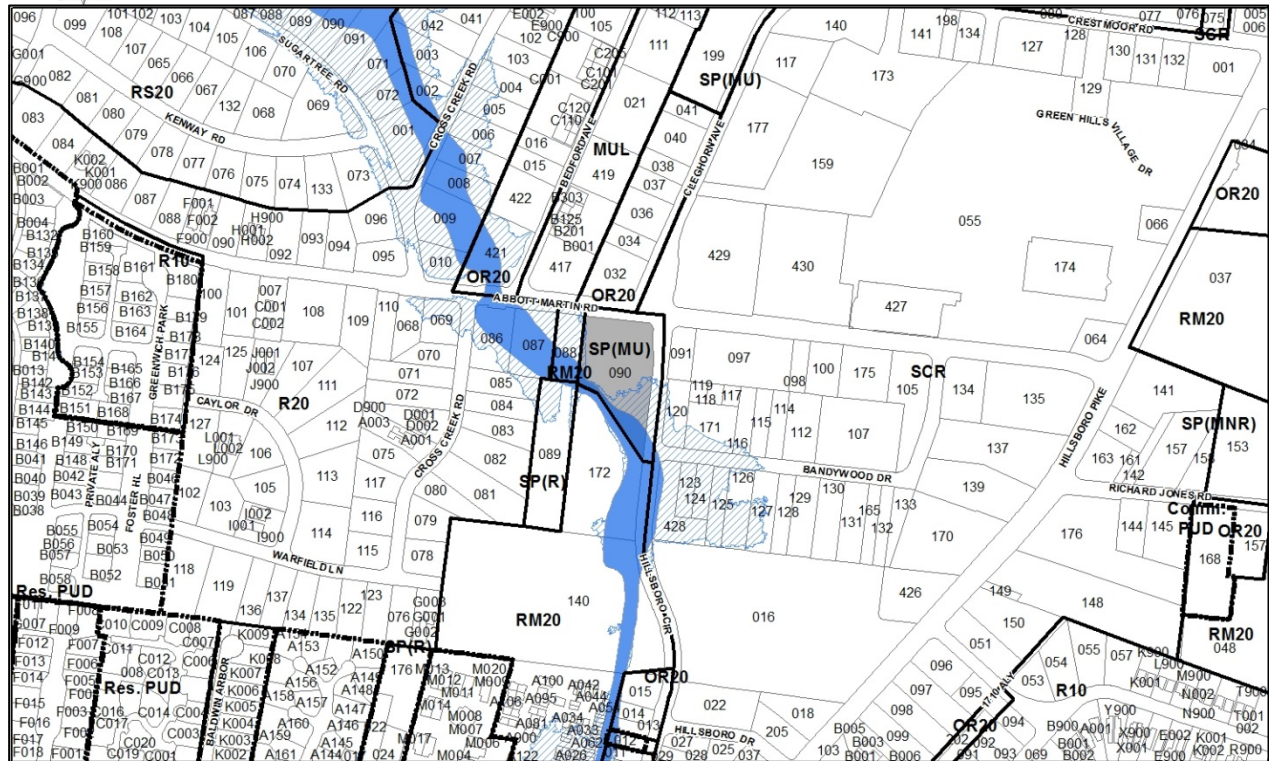
APPLICANT REQUEST
Zone change from R6 to RM20-A.

Zone Change
A request to rezone from One and Two-Family Residential (R6) to Multi-Family Residential – Alternative (RM20-A) zoning on properties located at 1088, 1090 and 1092 12th Avenue South, approximately 205 feet north of Archer Street (0.62 acres).

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



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2010SP-003-003

METRO NASHVILLE TEACHERS APARTMENT SP (AMENDMENT)

Map 117-14, Parcel(s) 090

10, Green Hills-Midtown

25 (Russ Pulley)



Project No.	Specific Plan 2010SP-003-003
Project Name	Metro Nashville Teachers Apartment SP (Amendment)
Council District	25- Pulley
School District	8- Green
Requested by	Lose & Associates, applicant; Metro Nashville Teachers Apartment Inc., owner.
Staff Reviewer	Burse
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

To amend the existing SP in regard to permitted uses.

Amendment to SP

A request to amend a specific plan on property located at 2209 Abbott Martin Road, at the southwest corner of Abbott Martin Road and Hillsboro Circle, zoned SP-MU and within the Green Hills Urban Design Overlay District (2.08 acres), to permit multi-family residential and various non-residential uses.

Existing Zoning

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

HISTORY

In 2010, the Metro Council approved the Metro Nashville Teachers Apartment Specific Plan. The initial SP approved by Metro Council included multi-family residential, restaurant, cellular communications tower, and personal care services as permitted uses. The SP was further amended in 2016 to add seasonal outdoor retail sales as a permitted use.

GREEN HILLS-MIDTOWN COMMUNITY PLAN

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

Consistent with Policy?

Yes. This request is consistent with the T5 Regional Center policy as it will provide an opportunity to enhance an existing regional center with additional uses that will serve multiple communities including the existing multi-family residential use on site. The additional uses will improve the opportunity for existing site users to live, work and play on site.



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PLAN DETAILS

Existing site conditions include 2.08 acres of land, an existing 14-story multi-family residential use and associated surface parking on the corner of Abbott Martin and Hillsboro Circle. Both Abbott Martin Road and Hillsboro Circle are designated collector avenues per the Major and Collector Street Plan (MCSP). The site has access to existing transit service along Abbott Martin Road and Hillsboro Circle with transit stops approximately 400 feet away located along both streets. This proposal does not propose site modifications. The plan proposes to provide the additional uses of retail, office, business service, medical office, outpatient clinic, rehabilitation services, financial institution, medical appliance sales, audio/video tape transfer, multi-media production, radio/tv/satellite tower, satellite dish, telephone services, and community education. Existing access to the site and amount of parking will remain. This SP is regulatory in nature and does not propose any additional built square footage beyond the existing 111,079 square foot building.

ANALYSIS

The intent of this proposal is to adaptively reuse a vacant space on a portion of the ground floor of the existing multi-family residential use that once served as a cafeteria. The proposal provides an opportunity for additional uses that can enhance the existing regional center and to support opportunities for people to live, work and play within the site. The additional services and amenities would appropriately serve existing site users and be compatible with similar uses within the immediate area.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

- Before approval of the Final SP, the Fire Code requirements shall be met.

WATER SERVICES RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions.

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.08		144 U	997	75	97



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (931)			3,334 S.F.	300	3	25

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hair Salon (918)			3,334 S.F.	-	4	5

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.08	-	144 U	997	75	97

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)		-	6,668 S.F.	323	13	38

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+23	+6	+8

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses shall be limited to retail, office, business service, medical office, outpatient clinic, rehabilitation services, financial institution, medical appliance sales, audio/video tape transfer, multi-media production, radio/tv/satellite tower, satellite dish, telephone services, community education, seasonal outdoor retail sales, multi-family residential, restaurant, cellular communications tower, and personal care services.
2. The uses of retail, office, business service, medical office, outpatient clinic, rehabilitation services, financial institution, medical appliance sales, audio/video tape transfer, multi-media production, community education, restaurant, and personal care services shall be limited to the ground floor of the existing building and shall not exceed 7,000 square feet in area. No more than two uses within 7,000 square feet shall be permitted simultaneously.
3. All conditions from the approval of the SP as noted in BL 2010-675 and BL 2016-114 shall remain in effect.



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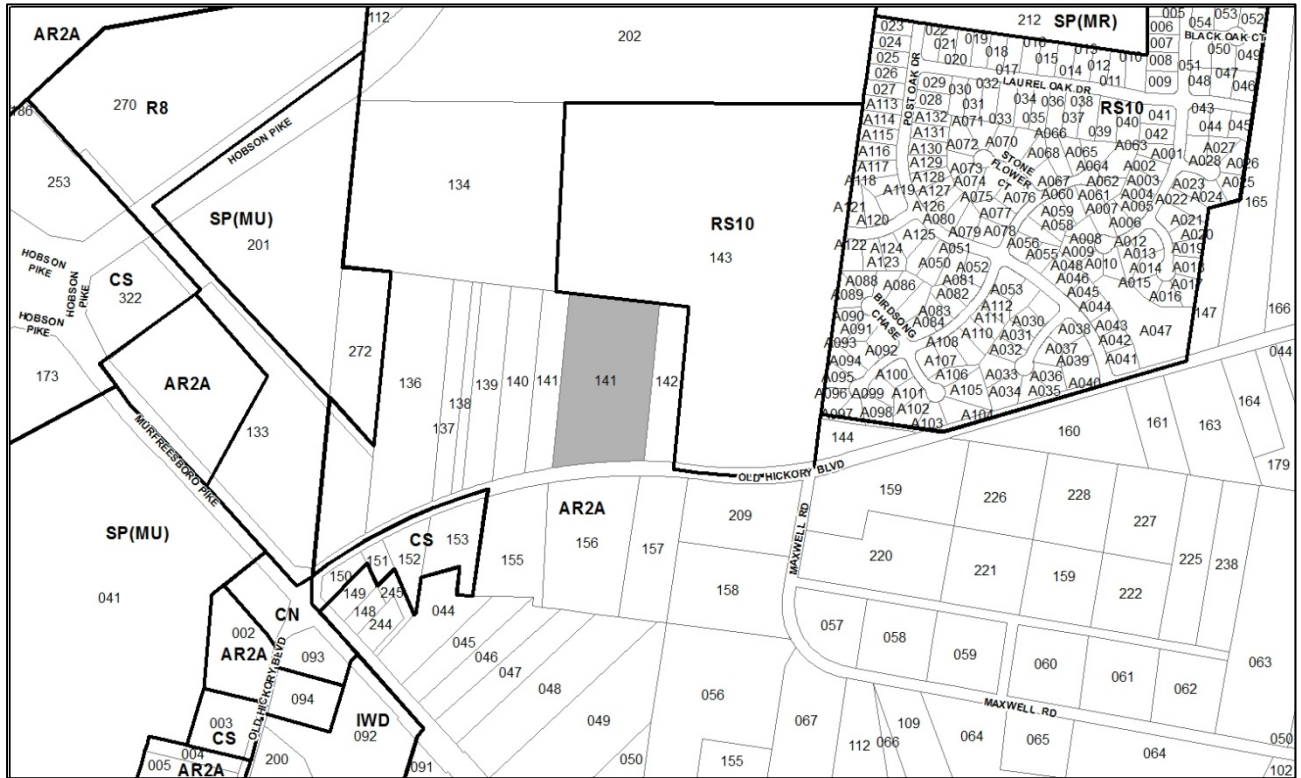
4. If a development standard is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the CS-A zoning district as of the date of the applicable request or application.



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Metro Planning Commission Meeting 2/8/2018



2018SP-006-001
12452 OLD HICKORY BOULEVARD SP
Map 164, Parcel(s) 141
13, Antioch - Priest Lake
33 (Antoinette Lee)



Project No.	Specific Plan 2018SP-006-001
Project Name	12452 Old Hickory Boulevard SP
Council District	33 - Lee
School District	6 - Hunter
Requested by	Dale and Associates, applicant; June & Tom Wiggins, owner.
Staff Reviewer	Grider
Staff Recommendation	<i>Defer to the February 22, 2018, Planning Commission meeting.</i>

APPLICANT REQUEST

Zone change from AR2a to SP-R to permit 45 multi-family residential units.

Preliminary SP

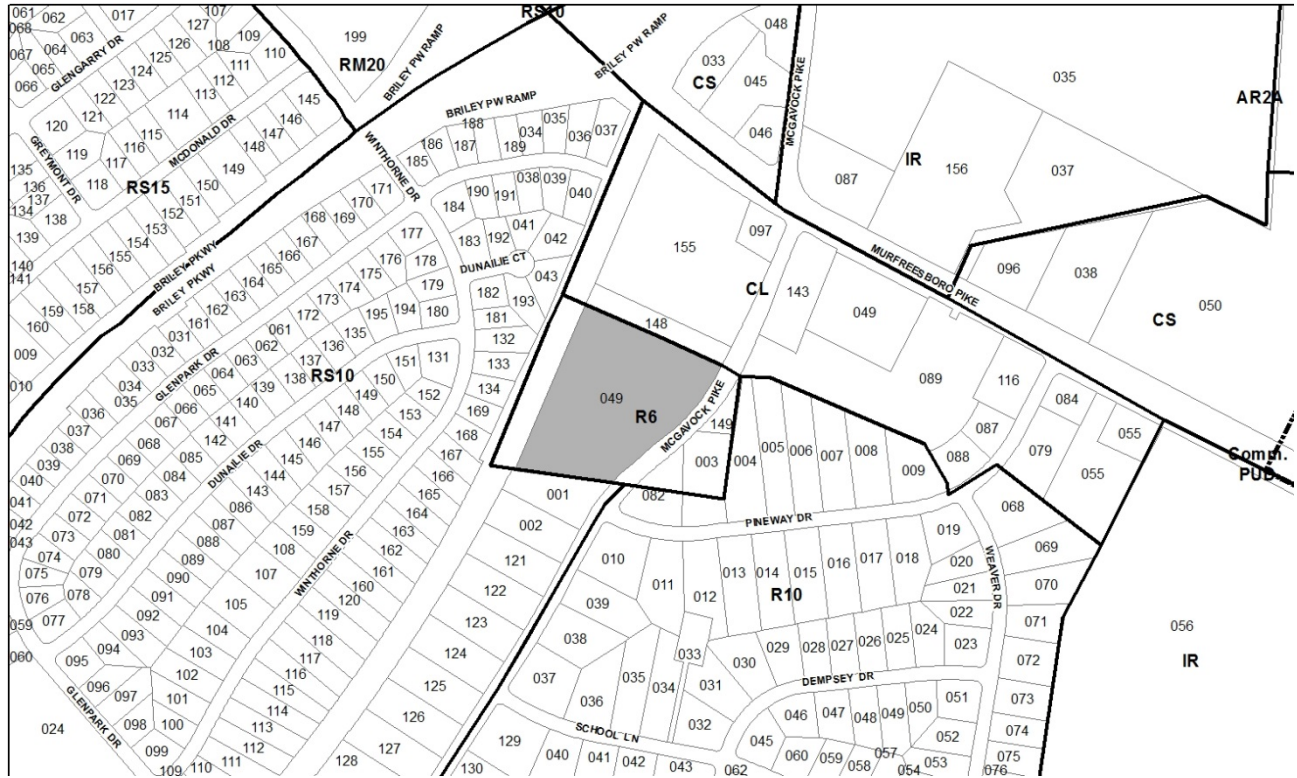
A request to rezone from Agricultural/Residential (AR2a) to Specific Plan – Residential (SP-R) zoning on property located at 12452 Old Hickory Boulevard, approximately 1,200 feet east of Murfreesboro Pike, within the Murfreesboro Pike Urban Design Overlay District (6.03 acres), to permit up to 45 multi-family residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the February 22, 2018, Planning Commission meeting at the request of the applicant



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2018SP-020-001
MCGAVOCK PIKE PROPERTY SP
Map 120, Parcel(s) 049
13, Antioch - Priest Lake
13 (Holly Huevo)



Project No.	Specific Plan 2018SP-020-001
Project Name	McGavock Pike Property SP
Council District	13 - Huevo
School District	7 - Pinkston
Requested by	Ragan-Smith and Associates, applicant; Airways Park, LLC, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Defer to the February 22, 2018, Planning Commission meeting.</i>

APPLICANT REQUEST

Zone change from R6 to SP-R to permit 37 multi-family residential units.

Preliminary SP

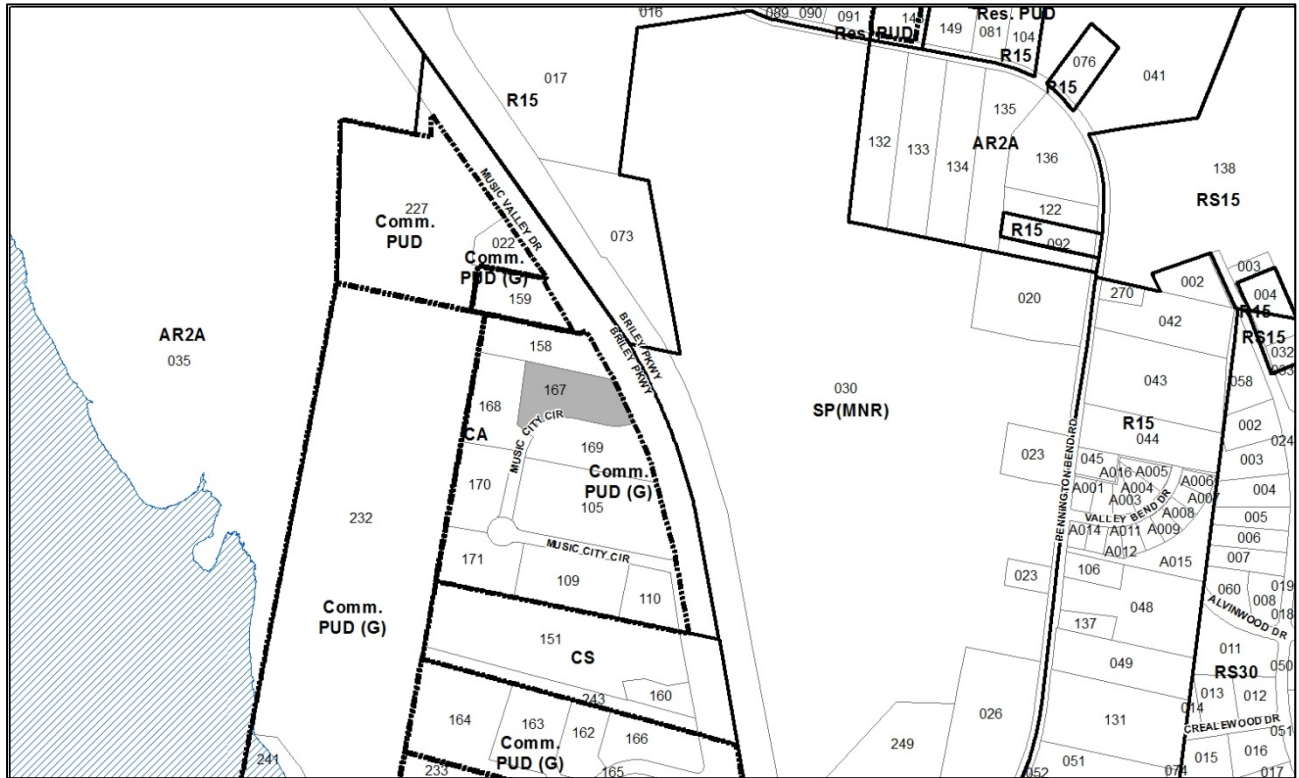
A request to rezone from One and Two-Family Residential (R6) to Specific Plan – Residential (SP-R) zoning on property located at 3325 McGavock Pike, approximately 550 feet southwest of Murfreesboro Pike (6.05 acres), to permit up to 37 multi-family residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the February 22, 2018, Planning Commission meeting at the request of the applicant



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5-73P-004

2510 MUSIC VALLEY DRIVE PUD (AMENDMENT)

Map 062, Parcel(s) 167

14, Donelson – Hermitage – Old Hickory

15 (Syracuse)



Project No.	Planned Unit Development 5-73P-004
Project Name	2510 Music Valley Drive PUD (Amendment)
Council District	15 – Syracuse
School District	4 – Shepherd
Requested by	Dale and Associates, applicant; Rae Allen Gleason, Trustee, owners.
Staff Reviewer	Hill
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST
Amend a PUD.

Amend PUD

A request to amend a Planned Unit Development on property located at 2510 Music Valley Drive, at the northwest corner of Music Valley Drive and Music City Circle, zoned Commercial Amusement (CA) (2.19 acres), to permit a hotel.

Existing Zoning

Commercial Attraction (CA) is intended for a wide range of amusement, recreational, and retail support uses typically associated with the tourist industry.

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

DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN

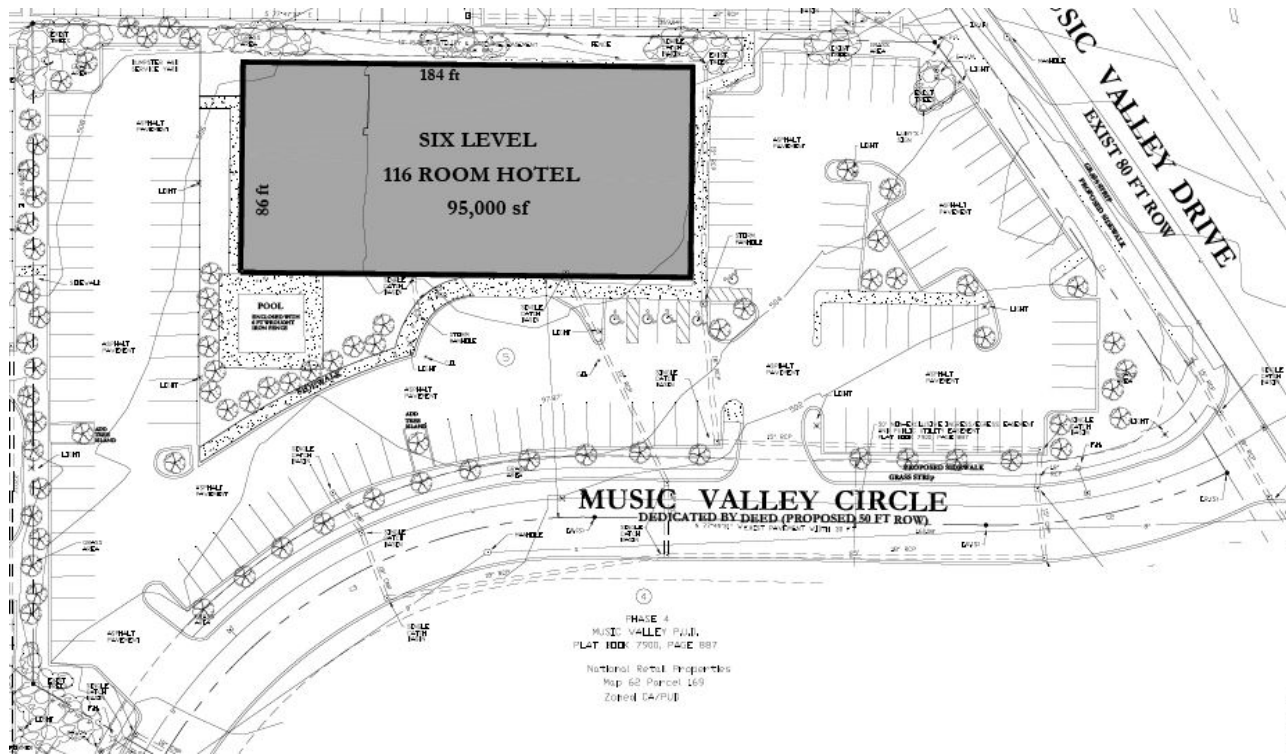
T3 Suburban Community Center (T3 CC) is intended to enhance and create suburban community centers that serve suburban communities generally within a 10 to 20 minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial and institutional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

Consistent with Policy?

The T3 CC policy supports mixed use, commercial, office, residential and institutional uses that are intended to serve suburban communities within a 10-20 minute drive or services that provide a draw to the larger community. The application proposes amendment of an existing commercial PUD to



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Proposed Site Plan



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permit a hotel. The site is being developed utilizing existing infrastructure and limits access to two driveways on Music Valley Circle, consistent with the goals of the policy. Additionally, the plan proposes sidewalks consistent with the MCSP and local standards along both project frontages that will further the pedestrian network for the area. The plan proposes additional intensity within the existing boundaries of the center rather than expanding the policy area, consistent with guidance of the policy.

HISTORY

The PUD was originally approved in 1973 for various commercial uses, including hotels and restaurants. The PUD underwent many revisions and was most recently revised in 2015 to permit two hotels. The current PUD amendment proposal includes the entirety of parcel 062, which was originally approved for a 10,000 square foot restaurant. This portion of the PUD was subsequently revised to allow retail uses within the previously approved square footage.

The application under review is considered an amendment because it is proposing an increase of more than ten percent of the Council approved square footage within the PUD.

PLAN DETAILS

The site is located at the northwest corner of the intersection of Music Valley Drive and Music Valley Circle. The PUD amendment area totals 2.19 acres and includes all of parcel 062, currently developed with a retail use. Vehicular access to the site is provided via two existing drives on Music Valley Circle.

Site Plan

The site plan includes demolition of the existing retail building and replacement with a 95,000 square foot hotel, consisting of 116 rooms. The existing parking area for the retail building will be modified to accommodate the new building while providing additional landscape islands throughout. The plan provides a total of 122 parking spaces, consistent with the requirements of the Metro Zoning Ordinance. Heights will be limited to 80 feet measured to the roofline of the building. The plan proposes an 8 foot sidewalk with a 6 foot planting strip along Music Valley Drive and a 5 foot sidewalk with a 4 foot planting strip along Music Valley Circle, consistent with the Major and Collector Street Plan and local street standards. Both internal and perimeter landscaping is proposed.

ANALYSIS

Section 17.40.120.G.2 permits the Planning Commission to approve “minor modifications” for previously approved PUDs under certain conditions. However, this request cannot be considered a “minor modification” because it increases of the total approved square footage within the PUD beyond ten percent.

The proposed PUD amendment is consistent with the T3 CC land use policy as it allows for commercial lodging within an existing commercial PUD in an established suburban community center. Although, the proposed square footage exceeds the current allowed square footage within the PUD, the proposed plan directs additional intensity within existing boundaries of the center and allows development utilizing existing infrastructure and parking. The proposed access points and pedestrian facilities are consistent with the existing development pattern of the area and the goals of the T3 CC policy.



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FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- Water Quality required on Final.

WATER SERVICES

Approve with conditions

- Approved as a Preliminary PUD Amendment only. The required capacity fees must also be paid prior to Final Site Plan/PUD 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.
- Sidewalks shown on the plans are to be per MCSP and MPW standards and specs.
- Comply with MPW Traffic Engineer conditions.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

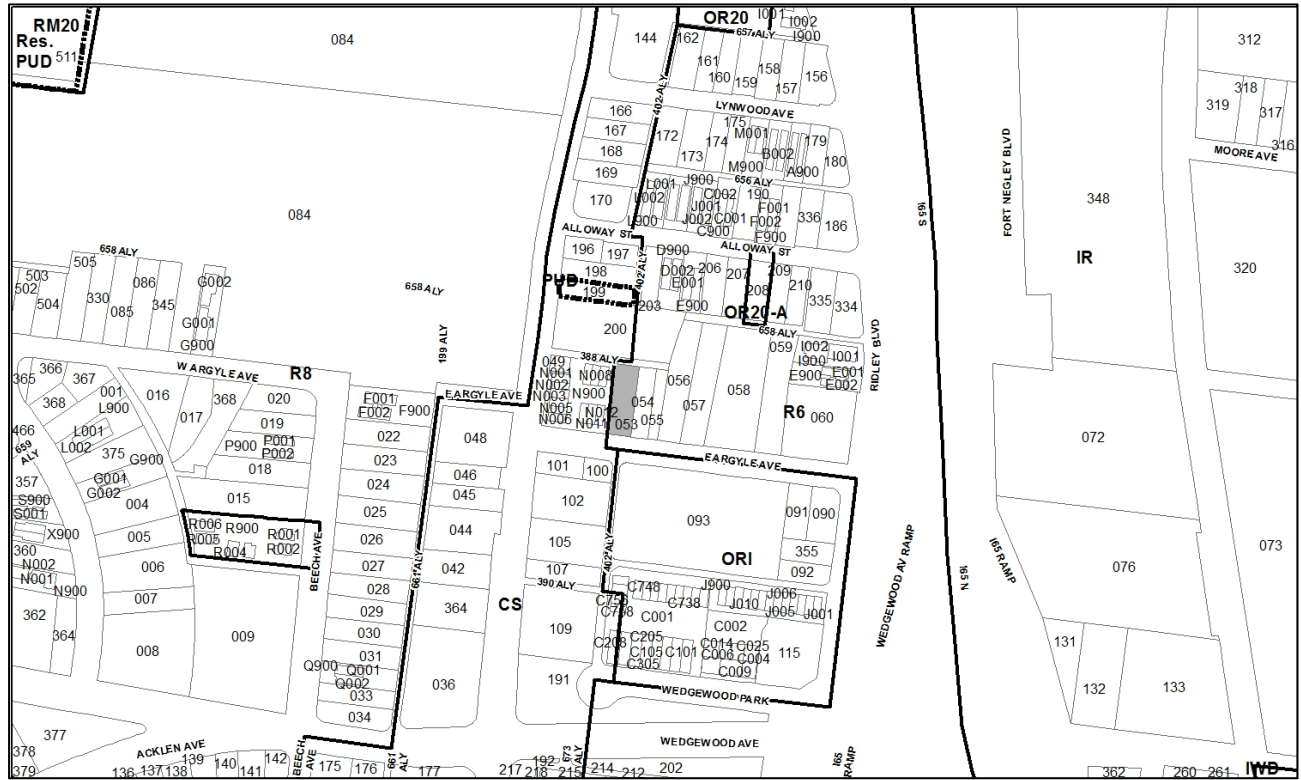
1. Provide a sidewalk connection 5 feet in width from the hotel to the public sidewalk.
2. The requirements for parking established in Section 17.20.030 of the Metro Zoning Ordinance shall be met for all uses with the Final PUD.
3. Comply with all conditions of Public Works.
4. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
7. Prior to any additional development applications for this property, and prior to or with final PUD plan application, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.



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2018Z-016PR-001

Map 105-01, Parcel(s) 053
 10, Green Hills – Midtown
 17 (Colby Sledge)



Project No.	Zone Change 2018Z-016PR-001
Council District	17 – Sledge
School District	5 – Buggs
Requested by	Dana Hardy and Cynthia Lucas, applicants; Anita Y. and Helen Louise Lockridge, owners.
Staff Reviewer	Shepard
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Zone change from R6 to OR20-A.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Office/Residential – Alternative (OR20-A) zoning on property located at 762 East Argyle Avenue, approximately 155 east of 8th Avenue South (0.20 acres).

Existing Zoning

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

Proposed Zoning

Office/Residential-Alternative (OR20-A) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *OR20-A would permit a maximum of four units.*

GREEN HILLS – MIDTOWN COMMUNITY PLAN

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

Consistent with Policy?

The requested OR20-A zoning is consistent with policy in this location. The property to be rezoned is located at the eastern edge of an area of T4 CM policy applied along the 8th Avenue South Corridor. The properties to the west in the T4 CM policy area directly along 8th Avenue are developed with a mix of more intense multifamily residential and non-residential uses. The neighborhood to the northeast of the site is located in an area of T4 Urban Mixed Use Neighborhood (T4 MU) policy. T4 MU policy supports a diverse mix of moderate to high density residential, commercial, office and even light industrial land uses, but the existing neighborhood is characterized primarily by one and two-family residential uses that have developed under the existing R6 zoning. The requested OR20-A zoning will permit a moderate intensity of residential or office use on the site, allowing the property to serve as a transition from more intense development



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along the corridor to the lower intensity residential uses in the neighborhood. The requested OR20-A zoning includes standards for alley access and building placement that will enhance the pedestrian realm, consistent with the goals of the T4 CM policy applicable to the site and with the goals of the adjacent T4 MU policy.

ANALYSIS

The property to be rezoned is approximately 0.20 acres in size and located on the north side of East Argyle Avenue, less than 200 feet east of 8th Avenue South. The property is currently developed with a single-family residential unit. A multi-family residential development is currently under construction on the adjacent property to the west, which fronts 8th Avenue South. The property opposite this site on the south side of Argyle Avenue also contains multi-family residential developed under the existing Office Residential Intensive (ORI) zoning. The neighborhood to the northeast contains a mix of one and two-family residential units.

The location of the site one parcel away from the 8th Avenue South corridor allows it to serve as a transition from the more intense multi-family and commercial development along the corridor to the neighborhood to the east. The requested zoning, OR20-A, permits multi-family residential or office uses at an intensity on the lower end of the range supported by T4 CM policy and the middle of the range supported by the adjacent T4 MU policy applicable to the remainder of the neighborhood. OR20-A zoning will permit the site to develop in a manner that is both sensitive to the existing lower intensity one and two-family residential uses in the neighborhood and that will remain consistent with the policy and context as the larger area intensifies under the applicable policies. The requested zoning requires access from the alley and would limit parking to the sides or rear of the buildings, improving the streetscape along Argyle Avenue. The maximum height permitted by the OR20-A zoning district is 45 feet, which is generally consistent with the allowance for heights of up to 3 stories in the existing R6 zoning applied to the neighborhood. The requested zoning will allow for development of the property in a manner that is consistent with the goals of the policy given the property's location and context. Therefore, staff recommends approval.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at the time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.2	7.26 D	2 U	20	2	3



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Maximum Uses in Proposed Zoning District: **OR20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.2	0.6 F	5,227 S.F.	138	18	18

Traffic changes between maximum: **R6 and OR20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+118	+16	+15

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed OR20-A district: 0 Elementary 0 Middle 0 High

The proposed OR20-A zoning district would not generate any students beyond what would be generated under the existing R6 zoning. Students would attend Waverly-Belmont Elementary School, J.T. Moore Middle School, and Hillsboro High School. None of these schools have been identified as over capacity. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

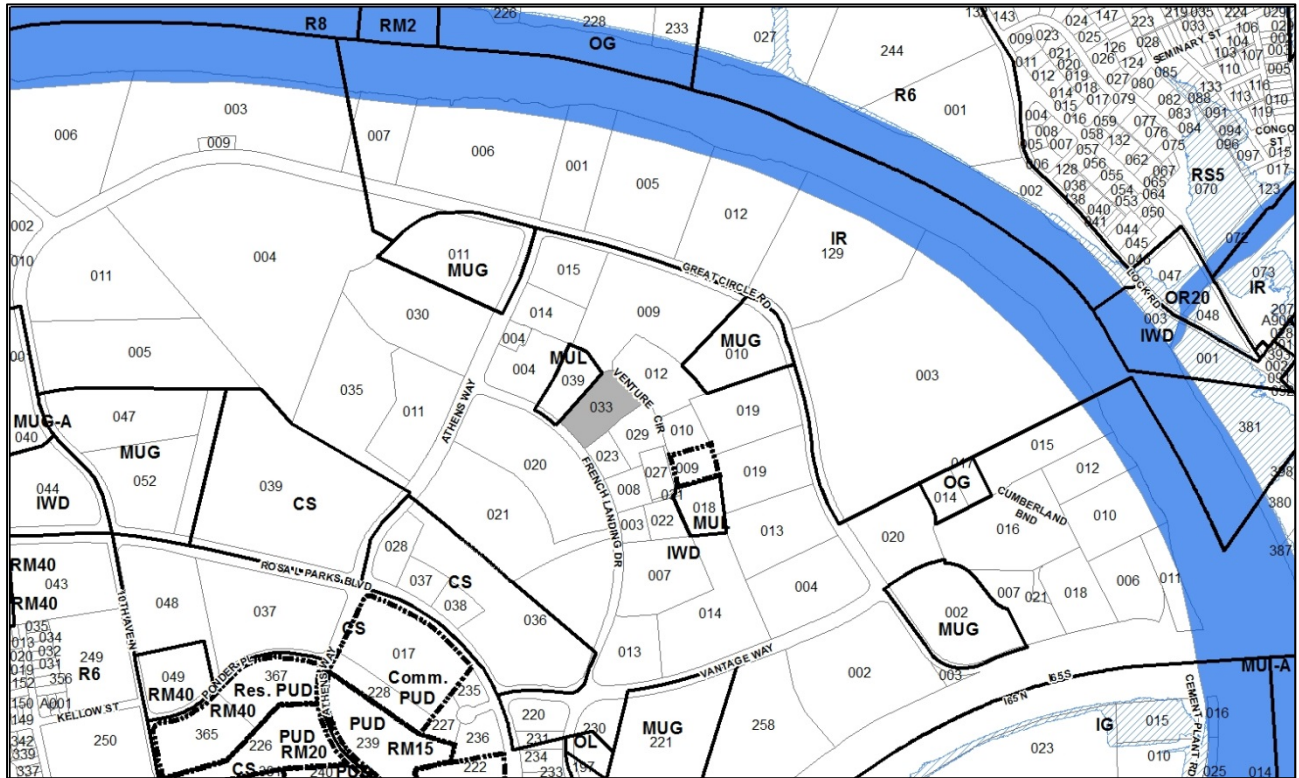
Staff recommends approval with a condition as the request is consistent with the T4 Urban Mixed Use Corridor policy in this location.

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-018PR-001
Map 070-16, Parcels 033
8, North Nashville
2 (DeCosta Hastings)



Project No.	Zone Change 2018Z-018PR-001
Council District	02 - Hastings
School District	1 - Gentry
Requested by	Tune, Entrekin & White, PC, applicant; 261 French Landing Partnership, owner.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Zone change from IWD to MUG

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed-Use General (MUG) zoning on property located at 261 French Landing Drive, approximately 535 feet southeast of Athens Way (3.06 acres)

Existing Zoning

Industrial Warehousing/Distribution (IWD) is intended to provide opportunities for wholesaling, warehousing and bulk distribution uses.

Proposed Zoning

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

NORTH NASHVILLE COMMUNITY PLAN

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

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

Consistent with Policy?

This rezoning request is consistent with the D-EC policy, which is intended to provide concentrations of office, commercial development, and light industrial uses in areas of intense economic activity featuring large numbers of jobs. The proposed zoning allows for a mixture of uses compatible with



Metro Planning Commission Meeting 2/8/2018

land uses of adjacent properties in D-EC policy. Conservation policy on the site identifies a stream buffer located along the southern property line.

ANALYSIS

The property is located in Metro Center on approximately 3.06 acres on the east side of French Landing Drive, northeast of Rosa L. Parks Boulevard. The site has frontage on French Landing Drive (west) and Venture Circle, a private road that wraps the northern and eastern property lines. The site contains an existing structure. Surrounding land uses include mixed office, commercial, industrial, and community/institutional properties.

The site is located in an area identified by NashvilleNext as a Tier 2 Center. Areas identified as centers contain pedestrian-friendly areas with frequent transit services that contain a dense mixture of land uses. There is an existing MTA bus route on French Landing Drive that includes two bus stops in close proximity to the site. The requested rezoning to MUG is consistent with the policy for the area and is appropriate given the surrounding land uses and land use policy. Permitted uses under the MUG zoning district include residential, retail, and office uses, which are consistent with the intent of the policy. The Conservation policy is addressed by the stream buffer regulations.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

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

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)	3.06	0.8 F	106,634 S.F.	380	86	63

Maximum Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.5	3.0	196 U	1312	100	126

Maximum Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.78	3.0	101,930 S.F.	1354	191	193



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Maximum Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.78	3.0	101,930 S.F.	6876	156	645

Traffic changes between maximum: IWD and MUG

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+9,162	+361	+901

SCHOOL BOARD REPORT

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

Projected student generation proposed MUG district: 7 Elementary 4 Middle 4 High

The proposed MUG zoning district will generate 15 additional students than what would be generated under the existing IWD zoning, assuming 1.56 acres is utilized for non-residential uses. Students would attend Buena Vista Elementary School, John Early 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 approval with conditions, as the requested zone change is consistent with the District Employment Center land use 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.