



METROPOLITAN PLANNING COMMISSION MINUTES

February 22, 2018
4:00 pm Regular Meeting

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

MISSION STATEMENT

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

Commissioners Present:
Greg Adkins, Chair
Jessica Farr, Vice Chair
Brian Tibbs
Ron Gobbell
Dr. Pearl Sims
Daveisha Moore
Dr. Terry Jo Bichell
Councilmember Fabian Bedne

Commissioners Absent:
Jeff Haynes
Lillian Blackshear

Staff Present:
Bob Leeman, Interim Executive Director
George Rooker, Special Projects Manager
Kelly Adams, Admin Services Officer III
Lucy Kempf, Planning Manager II
Lee Jones, Planning Manager II
Michael Briggs, Planning Manager I
Lisa Milligan, Planner III
Latisha Birkeland, Planner II
Shawn Shepard, Planner II
Abbie Rickoff, Planner II
Levi Hill, Planner II
Patrick Napier, Planner I
Anna Grider, Planner I
Gene Burse, Planner I
Craig Owensby, Public Information Officer
Emily Lamb, Legal

Robert Leeman, AICP
Secretary and Interim Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
p: (615) 862-7190; f: (615) 862-7130

Notice to Public

Please remember to turn off your cell phones.

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of each month at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South. Only one meeting may be held in December. Special meetings, cancellations, and location changes are advertised on the [Planning Department's main webpage](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am – 4 pm at the Planning Department office in the Metro Office Building at 800 2nd Avenue South. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, [streamed online live](#), and [posted on YouTube](#), usually on the day after the meeting.

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by noon on meeting day. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought to the meeting.

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

Speaking to the Commission

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that item, with no time limit.

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form.

Items set for consent or deferral will be listed at the start of the meeting.

Meetings are conducted in accordance with the Commission's [Rules and Procedures](#).

Legal Notice

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



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

MEETING AGENDA

A: CALL TO ORDER

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

B: ADOPTION OF AGENDA

Mr. Gobbell moved and Dr. Sims seconded the motion to adopt the agenda. (7-0)

C: APPROVAL OF FEBRUARY 08, 2018 MINUTES

Mr. Tibbs moved and Mr. Gobbell seconded the motion to approve the February 8, 2018 minutes. (7-0)

D: RECOGNITION OF COUNCILMEMBERS

Councilmember Kindall spoke in favor of Item 1.

E: ITEMS FOR DEFERRAL / WITHDRAWAL

3. **2018SP-016-001**
CITY VIEW ESTATES
4. **2018SP-017-001**
GLENDALE & SCENIC
7. **2017S-217-001**
OLD HICKORY CROSSING SUBDIVISION
9. **5-73P-004**
2510 MUSIC VALLEY DRIVE
11. **80-72P-002**
APACHE TRAIL MARKET

Ms. Farr arrived at 4:03 p.m.

Mr. Gobbell moved and Mr. Tibbs seconded the motion to approve the Deferred and Withdrawn Items. (8-0)

F: CONSENT AGENDA ITEMS

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

2. **2018SP-006-001**
12452 OLD HICKORY BOULEVARD
6. **2018SP-020-001**
MCGAVOCK PIKE PROPERTY
10. **2008SP-002-003**
STARWOOD TOWN CENTER
12. **2018Z-017PR-001**
13. **2018Z-020PR-001**
17. **Accept the Director's Report and Approve Administrative Items**

Ms. Farr moved and Dr. Bichell seconded the motion to approve the Consent Agenda. (8-0)

G: ITEMS TO BE CONSIDERED

1. 2018SP-003-001

1600 DB TODD JR. SP

Council District 21 (Ed Kindall)

Staff Reviewer: Patrick Napier

A request to rezone from RS5 to 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, requested by Sebasine Eraga, applicant; Hanna Tope, owner.

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 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 garage 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.

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

- 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

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.

Mr. Napier presented the staff recommendation of disapproval.

JD Jackson, applicant, spoke in favor of the application. This isn't multi-family; it will be three single family structures, not duplexes.

Councilmember Kindall spoke in favor of the application. The units will fit into the affordable housing category and will not affect the character of the neighborhood.

Chairman Adkins closed the Public Hearing.

Ms. Farr noted that the main concern seems to be the setbacks although she likes that there is emphasis on making these affordable units.

Mr. Tibbs stated this could be good for the area as long as it complies with policy.

Ms. Moore would like to find a compromise to make this work.

Mr. Gobbell explained that he doesn't see a pattern or rhythm to the street; seems that this could be adjusted marginally to make it work.

Dr. Sims stated that she isn't comfortable changing neighborhood maintenance because it creates a domino effect.

Chairman Adkins suggested a one meeting deferral in order to find a solution to fit this parcel.

Councilmember Kindall agreed to a deferral so staff can work with applicant to make this consistent with policy.

Ms. Farr moved and Mr. Gobbell seconded the motion to defer to the March 8, 2018 Planning Commission meeting. (8-0)

Resolution No. RS2018-49

"BE IT RESOLVED by The Metropolitan Planning Commission that 2018SP-003-001 is deferred to the March 8, 2018, Planning Commission meeting. (8-0)"

2. 2018SP-006-001
12452 OLD HICKORY BOULEVARD
Council District 33 (Antoinette Lee)
Staff Reviewer: Anna Grider

A request to rezone from AR2a to 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 53 multi-family residential dwelling units, requested by Dale and Associates, applicant, June and Tom Wiggins, owners.

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

APPLICANT REQUEST

Zone change from AR2a to SP to permit 53 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 53 multi-family residential units.

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. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 3 duplex lots for a total of 6 units, subject to compliance with the requirements of the Metro Subdivision Regulations.*

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 a mixture of residential building types.

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.

Consistent with Policy?

Yes. The proposed SP is consistent with the T3 Suburban Neighborhood Evolving policy, which is intended to create and enhance suburban neighborhoods with more housing choices and improved connectivity. The proposal includes a mixture of multi-family housing types and a new public road connected to public alleys and sidewalks to increase connectivity. A pedestrian connection is provided to the north to tie into the adjacent parcel and provide access to Antioch High School and a stub connection is provided off the public alley to the east for future connectivity. The SP incorporates a larger multi-family building type with detached garages along the northern property line to provide appropriate transition to the abutting residential neighborhood.

PLAN DETAILS

The site consists of one parcel totaling 6.03 acres located on the north side of Old Hickory Boulevard, approximately 1,200 feet east of Murfreesboro Pike. The site is currently vacant.

Site Plan

The plan proposes 53 multi-family residential units primarily oriented to the interior of the site. Seven units are oriented to Old Hickory Boulevard. There is a large interior courtyard and a smaller courtyard around which units are oriented. The proposed buildings will have a height of 3 stories within 35 feet to the roofline.

Vehicular access to the site will be from Old Hickory Boulevard. Parking is located within the 53 residential units with additional parking stalls located off the public alleys throughout.

Internal sidewalks are proposed throughout the site. A 6 foot wide sidewalk and a 6 foot wide grass strip are required along Old Hickory Boulevard per the Major and Collector Street Plan. A sidewalk shall be installed to the north to provide pedestrian connectivity through the abutting subdivision to Antioch High School.

ANALYSIS

The proposed residential use at this location is consistent with T3 Neighborhood Evolving policy. The proposed SP provides a variety of housing choice using a mixture of multi-family housing sizes, increased connectivity with public streets, alleys and sidewalks, and functional, central open space all of which are consistent with the T3 Neighborhood Evolving policy. An appropriate transition is provided to the adjoining area to the north through the provision of a larger unit type and detached garages that will better compliment the approved single family subdivision.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public water and sewer construction plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. (This sewer design requires a significant amount of offsite public sewer, which runs through another owner's property. Please obtain/record the public sewer easement sewer needed to build this offsite sewer, prior to Final SP approval.) The required capacity fees must also be paid prior to Final Site Plan/SP approval.
- For the latest Preliminary SP revision (stamped-received 1/31/18), our previous conditional approval still applies. Please make sure to use the results of the revised availability study (currently being processed), when addressing the water and sewer design in the future.

STORMWATER RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Provide adequate sight distance at access drive. Install left turn lane on Old Hickory Blvd at access with appropriate lane transitions or submit TAS prior to final sp approval to determine any roadway improvements.

Maximum Uses in Existing Zoning District: **AR2a** Maximum Uses in Existing Zoning District: **AR2a**

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)	6.03	2.0 D	15 U	144	12	16

*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 (230)	6.03	-	53 U	371	32	36

Traffic changes between maximum: **AR2a and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+38 U	+227	+20	+20

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 3 Elementary 2 Middle 2 High
Projected student generation proposed SP-R district: 2 Elementary 2 Middle 0 High

The proposed SP-R district would generate 4 students, or 3 fewer students than the existing AR2a zoning. Students would attend Mt. View Elementary, J.F. Kennedy Middle School, and Antioch High School. Antioch High School has been identified as being over capacity; however, there is capacity within the adjacent cluster for high school students. 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 53 multi-family residential units.
2. On the corrected set, provide sidewalk and grass strip along Old Hickory Boulevard as required by the MCSP.
3. On the corrected set, clarify number of bedrooms. Parking shall be provided to meet the requirements of the Zoning Code.
4. On the corrected set, add the following note: Height is limited to a maximum of 3 stories in 35 feet to the roofline.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.
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.
9. 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.
10. 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.

Approve with conditions and disapprove without all conditions. Consent Agenda (8-0)

Resolution No. RS2018-50

"BE IT RESOLVED by The Metropolitan Planning Commission that 2018SP-006-001 is Approved with conditions and disapproved without all conditions. (8-0)"

CONDITIONS

1. Permitted land uses shall be limited to a maximum of 53 multi-family residential units.
2. On the corrected set, provide sidewalk and grass strip along Old Hickory Boulevard as required by the MCSP.
3. On the corrected set, clarify number of bedrooms. Parking shall be provided to meet the requirements of the Zoning Code.
4. On the corrected set, add the following note: Height is limited to a maximum of 3 stories in 35 feet to the roofline.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.
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.
9. 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.

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

3. 2018SP-016-001

CITY VIEW ESTATES

Council District 02 (DeCosta Hastings)

Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to 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, requested by Civil Design Consultants, LLC, applicant; Progressive Development, LLC, owner.

Staff Recommendation: Defer to the March 8, 2018, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2018SP-016-001 to the March 8, 2018, Planning Commission meeting. (8-0)

4. 2018SP-017-001

GLENDALE & SCENIC

Council District 25 (Russ Pulley)

Staff Reviewer: Levi Hill

A request to rezone from R20 to SP-R zoning on property located at 1120 Glendale Lane, at the northwest corner of Glendale Lane and Scenic Drive, (19.87 acres), to permit two single-family lots and/or a community education use of up to 200 persons, a religious institution, an orphanage, or a day care center (over 75), requested by Councilmember Russ Pulley, applicant; Monroe Harding Children's Homes, owner.

Staff Recommendation: Defer to the March 22, 2108, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2018SP-017-001 to the March 22, 2018, Planning Commission meeting. (8-0)

5. 2018SP-019-001

OLIVERI PROPERTY

Council District 33 (Antoinette Lee)

Staff Reviewer: Levi Hill

A request to rezone from AR2a to 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 (25.2 acres), to permit 68 single-family residential lots and 24 single-family attached residential units, requested by Edge Planning, Landscape Architecture and Urban Design, applicant; Salvatore Oliveri et ux, owner.

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

The Metropolitan Planning Commission deferred 2018SP-019-001 to the March 22, 2018, Planning Commission meeting. (8-0)

6. 2018SP-020-001

MCGAVOCK PIKE PROPERTY

Council District 13 (Holly Huevo)

Staff Reviewer: Patrick Napier

A request to rezone from R6 to 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, requested by Ragan-Smith and Associates, applicant; Airways Park, LLC, owner.

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

APPLICANT REQUEST

A request to rezone from R6 to SP to permit up to 37 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.

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. *R6 would permit a maximum of 37 lots with 9 duplex lots for a total of 46 units based on acreage alone. 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 detached multi-family and attached multi-family residential building types.

ANTIOCH – PREIST LAKE 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.

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, at this location. The property is located adjacent to a District Office Concentration policy area to the north, 550 feet from Murfreesboro Pike, and additional Neighborhood maintenance to the south. The T3 NM policy allows for large tracts of undeveloped land to be reviewed as infill sites, allowing for more flexibility of design and additional intensity that may not otherwise be appropriate within NM. While this plan proposes a multi-family residential use, the units fronting McGavock Pike provide a scale and massing that complements the single family structures along McGavock Pike to the South.

Additionally, the Nashville Next Growth & Preservation Concept Map identifies this site as a transition and infill area. Transition and infill areas are intended to buffer the interior of established neighborhoods from the intensity of adjacent corridors and centers. The plan serves as a transition between the office uses and the single-family detached character to the south. Given the adjacency to the Office Concentration policy immediately to the north, staff finds the proposal consistent with Policy.

The Conservation policy identifies the presence of a stream in the southeastern portion of the site and a steep slope in the northeastern portion of the site. The site plan indicates the stream will not be impacted by the proposed development and all development is shown outside of the required stream buffers. The slope is a man-made feature caused by the construction of the adjacent parking lot to the north and does not represent a naturally occurring environmental feature which should be persevered.

PLAN DETAILS

The site consists of one 6.05 acre parcel of vacant land covered by dense vegetation. The site is located at 3325 McGavock Pike, approximately 550 feet southwest of Murfreesboro Pike. McGavock Pike is a local street that connects to Murfreesboro Pike to the north. Murfreesboro Pike is an arterial street as identified by the Major and Collector Street Plan.

Site Plan

The site plan proposes 37 multi-family residential units. Four units will front McGavock Pike and are proposed to have a maximum height of 2 stories in 30 feet, generally in keeping with surrounding existing single-family homes in the area. All other units are proposed to have a maximum height of 3 stories in 38 feet. The internal units are oriented toward either internal drives or open space. All units shown on the site plan will contain a two car garage. A large area of existing vegetation will remain along the southern property line providing a natural buffer and open space for units orienting towards the south.

Vehicular access is provided via a private drive from McGavock Pike. The site provides an internal alley network that provides vehicular access for the rear of all units and the visitor parking spaces. An internal sidewalk network is

provided and each unit will have a pedestrian connection to this network which connects to the proposed sidewalk along the frontage of the site. A sidewalk that meets the local street standard, a 4 foot grass strip and 5 foot wide sidewalk, is shown along the entire McGavock Pike frontage. The SP includes design standards for entrances and glazing for units fronting a public street, as well as for materials, porches, and raised foundations. Elevations will be required with the submittal of the final site plan for all units.

ANALYSIS

The proposed plan is consistent with the T3 Suburban Neighborhood Maintenance and Conservation Policies, at this location. The goals of these respective policies are intended to retain the existing character of existing suburban neighborhoods as change and infill occurs over time and protect sensitive environmental features.

The proposed plan provides an additional housing choice within the neighborhood and provides for an appropriate transition given the surrounding land use pattern and adjacent office policy to the north. The plan provides for a transition between the District Office Concentration policy and the single-family uses to the south by providing a setback for the units along McGavock Pike and spacing between units. The most intense residential uses, the attached units, are located to the north, adjacent to an intense land use policy. The plan transitions to detached units to the south and along McGavock. The sensitive environmental features identified by the Conservation policy will be protected by the required buffers and overall design of the site plan.

Given the reduce unit count; appropriate transition provided along McGavock Pike, and the architectural design criteria, staff recommends approval with conditions and disapproval without all conditions.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

WATER SERVICES

Approve with conditions

- Approved as a Preliminary SP only. Public water 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 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 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 for access drive.

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)	6.05	7.26 D	54 U	590	48	62

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)	6.05	-	37 U	417	36	44

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-17 U	-173	-12	-18

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 6 Elementary 4 Middle 5 High

Projected student generation proposed SP-R district: 5 Elementary 4 Middle 5 High

The proposed zoning is expected to generate one less student than the existing zoning. Students would attend Glengarry Elementary School, Wright Middle School, and Glen Cliff 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 2017.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to a maximum of 37 multi-family units.
2. On the corrected set add the following note and remove any notes in conflict: No encroachments into the minimum required setbacks are permitted.
3. All internal sidewalks shall be a minimum width of 5 feet.
Building elevations consistent with the architectural standards included in the Preliminary SP shall be provided with the final site plan.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM-6 zoning district as of the date of the applicable request or application.
5. Add the following design standards to the corrected set:
 - a. Vinyl siding and untreated wood shall be prohibited.
 - b. Porches shall provide a minimum of six feet of depth.
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.
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". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
9. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
10. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
11. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Mr. Napier presented the staff recommendation of approval with conditions and disapproval without all conditions.

Alan Thompson, 315 Woodland St, spoke in favor of the application. Had community meeting in December, plan has changed since then – they have worked with staff on several conditions in terms of getting spacing and form correct on McGavock Pike .

Caleb Fuqua, spoke in favor of the application.

Brandon Knox, spoke in favor of the application.

Loretta Luckado, 601 Vinson Dr, spoke in opposition because they were not aware of any community meetings; they don't mind growth in the neighborhood but want to make sure it fits in the neighborhood.

Doug Lyles, 521 Vincent, spoke in opposition; density is too high for this area.

Alan Thompson explained that they coordinated with the council office to send out public notices and held the meeting as requested. This meets policy and would be an appropriate transition.

Chairman Adkins closed the Public Hearing.

Dr. Sims spoke in favor of the application. They are doing less than they could legally do.

Mr. Gobbell spoke in favor of the application.

Ms. Moore spoke in favor of the application.

Dr. Bichell spoke in favor of the application.

Ms. Farr moved and Mr. Gobbell seconded the motion to approve with conditions and disapprove without all conditions. (8-0)

Resolution No. RS2018-51

"BE IT RESOLVED by The Metropolitan Planning Commission that 2018SP-020-001 is Approved with conditions and disapproved without all conditions. (8-0)"

**7. 2017S-217-001
OLD HICKORY CROSSING SUBDIVISION
Council District 31 (Fabian Bedne)
Staff Reviewer: Latisha Birkeland**

A request for concept plan approval to create up to 108 single-family lots on properties located at Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Legacy Drive, zoned RS10 (34.06 acres), requested by Batson and Associates, applicant; Randall Smith and Corey Craig, owners.

Staff Recommendation: Defer to the March 8, 2018, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017S-217-001 to the March 8, 2018, Planning Commission meeting. (8-0)

**8. 2017S-271-001
JENKINS PROPERTY
Council District 33 (Antoinette Lee)
Staff Reviewer: Latisha Birkeland**

A request for concept plan approval to create up to 421 lots on properties located at 4309, 4335 and 4381 Maxwell Road, south of the terminus of Flagstone Drive, zoned RS10 (117.28 acres), requested by James Cooley, applicant; Donald and Maud Jenkins, owners.

Staff Recommendation: Approve with conditions.

The Metropolitan Planning Commission deferred 2017S-271-001 to the March 8, 2018, Planning Commission meeting. (8-0)

**9. 5-73P-004
2510 MUSIC VALLEY DRIVE
Council District 15 (Jeff Syracuse)
Staff Reviewer: Levi Hill**

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 CA (2.19 acres), to permit a hotel, requested by Dale and Associates, applicant; Rae Ellen Gleason, Trustee, owner.

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred 5-73P-004 indefinitely. (8-0)

10. 2008SP-002-003
STARWOOD TOWN CENTER
Council District 33 (Antoinette Lee)
Staff Reviewer: Latisha Birkeland

A request to amend a Specific Plan on property located at 3839 Murfreesboro Pike, at the southeast corner of Hobson Pike and Murfreesboro Pike, zoned SP-MU and within the Murfreesboro Pike Urban Design Overlay District (65.1 acres), to permit up to 200 single-family residential units, up to 350 multi-family residential units and 421,500 square feet of non-residential uses, requested by Barge Design Solutions, applicant; PBR&T Partnership, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST
Amend a mixed use development.

SP Amendment

A request to amend a Specific Plan on property located at 3839 Murfreesboro Pike, at the southeast corner of Hobson Pike and Murfreesboro Pike, zoned Specific Plan-Mixed Use (SP-MU) and within the Murfreesboro Pike Urban Design Overlay District (65.1 acres), to permit up to 200 single-family residential units, up to 350 multi-family residential units, and 421,500 square feet of 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.

Proposed Zoning

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

Murfreesboro Pike Urban Design Overlay (UDO) is intended to foster suburban development that is pedestrian friendly while still accommodating for the market needs of suburban development. This UDO focuses on broad design standards while emphasizing best practices for quality suburban design.

History

In June 2008, the Metro Planning Commission recommended approval of an SP to permit up to 250 multi-family residential units and up to 421,500 square feet of commercial uses at 3839 Murfreesboro Pike. The applicant is currently proposing to amend the SP to revise the layout and allow 300 more residential units. The proposed commercial square feet maximum has not changed.

ANTIOCH-PRIEST LAKE 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.

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?

Yes. The proposed development is consistent with the Conservation policy and the T3 Suburban Community Center policy. The Conservation area consists of a stream buffer along the northern and southern portion of this site. The proposed development is located away from the stream buffer. The proposal is located at the southeast corner of Hobson Pike and Murfreesboro Pike. The site is surrounded by vacant land as well as single-family residential uses. The proposal includes a variety of commercial uses, housing types, and incorporates a multi-use trail, sidewalks and design standards intended to enhance the pedestrian realm and increase connectivity. The proposed SP is designed to incorporate large areas of open space. The design of the SP serves to integrate different types of development into an underdeveloped area meeting the goals of the Community Center policy.

PLAN DETAILS

The site encompasses approximately 65 acres at the southeast corner of Hobson Pike and Murfreesboro Road. The property is currently vacant land.

Site Plan

The plan proposes a total of 421,500 square feet of non-residential uses and a maximum of 200 single-family residential units and 350 multi-family residential units. The plan proposes flexibility in the layout and location of buildings by proposing five phases and a set of Building Typologies which contain architectural and design standards that would regulate the form, setbacks, and other aspects of the buildings and parking design. The 5 phases are mapped on the following page. Each phase of the SP includes a range of proposed uses, as outlined in the table below. Proposed uses will be all permitted and conditional uses as defined by the MUL-A zoning district.

Phase	Uses	Building Forms
Phase 1- Residential Subdistrict	Per MUL Zoning	<ul style="list-style-type: none"> • Commercial buildings • Multi-family attached • Attached and detached single-family
Phase 2- Residential Subdistrict	Per RM-9 Zoning	<ul style="list-style-type: none"> • Attached and detached single-family
Phase 3 – Mixed-use Subdistrict	Per MUL Zoning	<ul style="list-style-type: none"> • Commercial and residential mixed use buildings
Phase 4 – Mixed-use Subdistrict	Per MUL Zoning	<ul style="list-style-type: none"> • Commercial buildings • Multi-family attached
Phase 5 - Park	Recreation Facilities; Outside Commercial Amusement (Temporary)	<ul style="list-style-type: none"> • Recreation facilities • Temporary commercial outdoor use

The plan provides character design guidelines for both the Residential Subdistrict and the Mixed Use Subdistrict that will guide the building form within the phases. Bulk standards are established for each building typology, including setbacks, build-to zones, height, and glazing requirements. The overall SP regulations include architectural standards requiring avoidance of blank facades through incorporation of articulations or changes in material.

Vehicular access is provided from three points on Hobson Pike and two points on Murfreesboro Pike. The SP proposes public streets for both the commercial and residential portions of the plan. An eight-foot wide sidewalk and six-foot wide planting strip, consistent with the MCSP, shall be provided along Murfreesboro Pike. A transit stop will be installed along Murfreesboro Pike. A 12 foot wide multi-use path and a six foot wide grass strip will be installed along Hobson Pike, consistent with the MCSP. New interior public streets will include a six-foot wide sidewalk and a four-foot wide planting strip, exceeding the local street standards.

ANALYSIS

The SP is consistent with the existing T3 Suburban Community Center policy, which calls for a mixture of uses that provide a transition to the adjoining area with improved vehicular and pedestrian connectivity. The SP provides a transition from mixed use subdistricts along the corridors to the residential subdistricts located in the middle of site and along the southeastern property line.

The proposed SP is organized into five phases, each of which is intended for a different range of uses and intensities. The phasing plan is described as preliminary and subject to revisions based on the Final SP. Detailed design conditions regarding the layout and orientation of buildings, access and circulation, and other issues, should be expected at the Final SP for each phase of the project.

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

• As our original comments have been addressed with the latest SP revision (stamped-received 1/31/18), approval is granted 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

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

Developer shall construct the following roadway improvements for phase 1.

Phase 1* (8881 ADT)

Murfreesboro Pike & Hobson Pike

- Developer shall reconstruct the intersection of Murfreesboro Pike & Hobson Pike.
- Developer shall construct new recommended laneage per TIS, including a second through lane for the northbound and southbound approach as well as adding a second northbound left turn lane;
- Convert right-turn "slip lanes" to traditional right-turn pocket lanes with appropriate storage and transition;
- Install pedestrian signals and crosswalks at all approaches;
- Reconstruct traffic signal for new intersection geometry
- Developer shall design signal plans and submit to metro traffic engineer for approval and install signal modifications with reconstruction of Hobson Pk and Murfreesboro Pk intersection.

Murfreesboro frontage

- Developer shall construct both proposed access roads along the Murfreesboro Pike frontage:
- Intersection 11, the western access, shall be constructed with installation of traffic signal including pedestrian signals and crosswalks when warranted and with 1 entering and 2 exiting travel lanes with adequate storage. Access driveways to phase 1 development shall be located an appropriate distance from signalized intersection.
- Developer shall design signal plans and submit to metro traffic engineer for approval and install signal modifications with construction of project access roads along Murfreesboro Pk. when directed by MPW traffic engineer.
- Intersection 12, the eastern driveway, shall be constructed with side-street stop control with 1 entering and 2 exiting travel lanes.
- Coordinate with Nashville Metropolitan Transit Authority to include transit Stop/shelter accommodations along Murfreesboro Pike for outbound and inbound transit stops.
- Enhance Murfreesboro Pike along the property frontage:
- Construct sidewalks;
- Construct right-turn lanes on Murfreesboro Pk at access roads with adequate storage and transitions. Widening of Murfreesboro Pk shall provide adequate transition to existing road section.
- Construct improvements to bicycle facilities subject to further coordination with MPW, potentially including a buffered bike lane and/or enhanced signage/markings at mixing zones with right-turning traffic.
- Provide cross access street to Corner parcel 173.
- Developer shall prepare road construction plans for MPW and TDOT approval.

Developer shall construct the following roadway improvements with phase 2 construction.

Phase 2* 588 ADT

Remaining Townhomes

- Developer shall connect the Phase 1 and 2 development to Hobson Pike via proposed construction of Street "A"
- Developer shall construct Intersection 14, the center Hobson Pike road access, as a signalized intersection with pedestrian signals and crosswalks and a right-turn deceleration lane on Hobson Pk and additional pavement for a future westbound through lane on street "A" to access future property development opposite Hobson Pike frontage.
- Access driveways to phase 3 and phase 4 development shall be located an appropriate distance from signalized intersection.
- Developer shall construct half of the ultimate 5-lane section along Hobson Pike frontage which shall be striped to operate as a 3-lane section until the road is completed by other developments in area. Hobson Pk widening shall provide adequate transition to reconstructed Murfreesboro Pk and Hobson Pk intersection. Developer shall dedicate additional ROW for future 5 lane x section.
- Construct sidewalks
- Developer shall prepare road construction plans for MPW approval.

- Access Roads and intersections in Starwood Commons shall provide adequate sight distance. Additional traffic analysis shall be provided to determine appropriate laneage and intersection designs.
- Developer shall Update TIS to determine the appropriate on site road x sections and intersection traffic control. If additional traffic signals are warranted within Starwood Commons development, Developer shall design traffic signal and submit plans to MPW traffic engineer and install signal when approved by T&P.
- Developer shall determine if traffic officers will be necessary at major site intersections or drives accessing parking facilities. Parking spaces shall comply with metro code.
- All loading zones and parking spaces shall be in accordance with Metro Code.
- Valet services shall be provided on site or off side streets or parking lots and not along major roads. Any temporary loading facilities along public roads for parcel post and deliveries will require T&P approval and signage.

Phases 3,4,5

Prior to construction of phases 3-5, the developer will be required to conduct additional traffic analysis to evaluate the levels of service along the Hobson Pike/Old Hickory Boulevard corridor. As determined by these studies and agreed upon by Metro, additional offsite improvements and coordination may be required to mitigate the impacts of these phases.

Phase 3* 2939 ADT

Hobson Frontage

- Developer shall construct Intersection 15, the southern Hobson Pike driveway, with side street stop control and a right-turn deceleration lane and a minimum of 1 entering and 2 exiting travel lanes.

Phase 4* 5030 ADT

Remaining Mixed-Use

- Developer shall construct Intersection 13, the northern Hobson Pike driveway, with side street stop control and a right-turn deceleration lane and a minimum of 1 entering and 2 exiting travel lanes.

Phase 5*

Park

- All roadway improvements shall be constructed prior to Park construction. Provide parking spaces as necessary for park facilities.

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)	32.55		250 U	1639	127	156

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
Retail (820)	32.55		421,500 S.F.	17301	360	1668

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)	32.55		550 U	3457	274	321

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)	32.55		421,500 S.F.	17301	360	1668

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
-	-	-		+1,818	+147	+165

METRO SCHOOL BOARD REPORT

The proposed SP zoning is expected to generate 535 students, or 229 more students than the existing SP-MU zoning, assuming that the SP incorporates 200 single-family residential units and up to 350 multi-family residential units. Students would attend Cane Ridge Elementary School, Antioch Middle School and Cane Ridge High School. Cane Ridge Elementary has been identified as over-capacity. There is capacity within the cluster for elementary school students. 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 uses shall be limited a maximum of 200 single-family residential units, up to 350 multi-family residential units and 421,500 square feet of non-residential uses. Non-residential uses shall be as specified on the plan.
2. On the corrected set, indicate that uses within Phase 5 (Park) shall be limited to Recreation Facilities and Outside Commercial Amusement (Temporary).
3. On the corrected set, add the following condition: Outside Commercial Amusement events shall be limited to a maximum 12,000 people. All facilities and structures needed for the temporary event shall be portable, and permanent structures for the temporary event shall not be permitted.
4. The applicant shall coordinate with MTA to determine the transit stop location along Murfreesboro Pike prior to submission of Final Site Plan application.
5. Comply with all conditions from Public Works and Traffic and Parking.
6. With final site plan for Phase 1, the applicant shall analyze with Planning and Public Works the feasibility of a pedestrian refuge for the pedestrian crossing at the signal on Murfreesboro Pike. If determined feasible, install a pedestrian refuge in accordance with Metro Public Works and Planning.
7. With final site plan for Phase 1, the applicant shall analyze with Planning and Public Works the feasibility of reducing the number of deceleration lanes at all access points. If determined feasible, work with Metro Public Works and Planning to determine locations of deceleration lanes.
8. The developer shall work with staff at Final SP to ensure that buildings orient toward streets and open space to the greatest extent possible.
9. At Final SP for each phase the applicant shall be required to provide an exact breakdown of the number of units and number of bedrooms so that parking and other requirements can be accurately reviewed.
10. Elevations for all building types consistent with the bulk and architectural standards in the Preliminary SP shall be provided with the submittal of the Final Site plan for each phase for review and approval by staff.
11. The Preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
12. 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 following zoning districts as of the date of the applicable request or application:
 - Mixed Use Subdistrict: MUL-A
 - Residential Subdistrict: RM9-A
13. 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
14. 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.
15. 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.
16. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions. Consent Agenda (8-0)
Resolution No. RS2018-52

“BE IT RESOLVED by The Metropolitan Planning Commission that 2008SP-002-003 is **Approved with conditions and disapproved without all conditions. (8-0)**”

CONDITIONS

1. Permitted uses shall be limited a maximum of 200 single-family residential units, up to 350 multi-family residential units and 421,500 square feet of non-residential uses. Non-residential uses shall be as specified on the plan.
2. On the corrected set, indicate that uses within Phase 5 (Park) shall be limited to Recreation Facilities and Outside Commercial Amusement (Temporary).
3. On the corrected set, add the following condition: Outside Commercial Amusement events shall be limited to a maximum 12,000 people. All facilities and structures needed for the temporary event shall be portable, and permanent structures for the temporary event shall not be permitted.
4. The applicant shall coordinate with MTA to determine the transit stop location along Murfreesboro Pike prior to submission of Final Site Plan application.
5. Comply with all conditions from Public Works and Traffic and Parking.
6. With final site plan for Phase 1, the applicant shall analyze with Planning and Public Works the feasibility of a pedestrian refuge for the pedestrian crossing at the signal on Murfreesboro Pike. If determined feasible, install a pedestrian refuge in accordance with Metro Public Works and Planning.
7. With final site plan for Phase 1, the applicant shall analyze with Planning and Public Works the feasibility of reducing the number of deceleration lanes at all access points. If determined feasible, work with Metro Public Works and Planning to determine locations of deceleration lanes.
8. The developer shall work with staff at Final SP to ensure that buildings orient toward streets and open space to the greatest extent possible.
9. At Final SP for each phase the applicant shall be required to provide an exact breakdown of the number of units and number of bedrooms so that parking and other requirements can be accurately reviewed.
10. Elevations for all building types consistent with the bulk and architectural standards in the Preliminary SP shall be provided with the submittal of the Final Site plan for each phase for review and approval by staff.
11. The Preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
12. 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 following zoning districts as of the date of the applicable request or application:
 - Mixed Use Subdistrict: MUL-A
 - Residential Subdistrict: RM9-A
13. 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
14. 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.
15. 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.
16. 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.

11. **80-72P-002**
APACHE TRAIL MARKET
Council District 30 (Jason Potts)
Staff Reviewer: Levi Hill

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District on property located at 3901 Apache Trail, at the southwest corner of Haywood Lane and Apache Trail, zoned R10 (0.7 acres), to permit retail, requested by Barge Cauthen and Associates, Inc., applicant; Hafiz Yafai and Rashid Muhsin, owners.

Staff Recommendation: Defer to the March 8, 2018, Planning Commission meeting.

The Metropolitan Planning Commission deferred 80-72P-002 to the March 8, 2018, Planning Commission meeting. (8-0)

12. 2018Z-017PR-001

Council District 05 (Scott Davis)

Staff Reviewer: Patrick Napier

A request to rezone from SP-R to R6-A zoning on property located at 606 North 2nd Street, approximately 350 feet south of Grace Street (0.17 acres), requested by Joanne Walker, applicant and owner.

Staff Recommendation: Approve with conditions.

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 on property located at 606 North 2nd Street, approximately 350 feet south of Grace Street (0.17 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. *The zoning district allows for all uses permitted by the RS5 zoning district, as well as detached accessory dwelling units. The existing SP permits one single-family residential structure and one detached accessory dwelling unit.*

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 and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *R6-A would permit a maximum of one duplex lot for a total of two units. The lot is duplex eligible as confirmed by the Department of Codes Administration.*

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?

The proposed zone change is consistent with policy at this location. The lot is located along North 2nd Street, south of Grace Street. The surrounding neighborhood contains a diverse mixture of residential uses. These uses include single-family, two-family, and multi-family. An improved alley is located at the rear of the lot and the proposed zoning district will require access to be taken from the alley. If the lot is determined to be duplex eligible, the proposed zone change would permit a two-family residential use. Determinations of duplex eligibility are made by the Metro Codes Department. Alternatively, a detached accessory dwelling unit may be allowed.

ANALYSIS

The property contains 0.17 acres located on the western side of North 2nd Street, approximately 350 feet south of Grace Street. The standards required by the alternative zoning district proposed will foster a more pedestrian friendly environment by implementing build-to zones, limiting vehicular access, and providing more functional entries to buildings. Sidewalks, which meet the local street standards, will be required at the building permit stage with the redevelopment of these lots. The proposed rezoning is consistent with the goals and objectives of the T4 MU policy and the context of the surrounding neighborhood.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- A traffic study may be required at the 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
Single-Family Residential (210)	0.17	8.71 D	1 U	10	1	2

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)	0.17	7.26 D	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+10	+1	+1

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed R6-A district: 0 Elementary 0 Middle 0 High

The proposed zoning is not expected to generate any additional students beyond the existing zoning. Students would attend Chadwell Elementary School, Gar-Mar 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 2017.

STAFF RECOMMENDATION

Staff recommends approval with conditions as the request is consistent with the T4 Urban Neighborhood Evolving policy at 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 No. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.

Approve with conditions. Consent Agenda (8-0)

Resolution No. RS2018-53

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-017PR-001 is **Approved with conditions. (8-0)**”

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 No. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.**

13. 2018Z-020PR-001

BL2018-1084/Brett Withers
Council District 06 (Brett Withers); 07 (Anthony Davis)
Staff Reviewer: Levi Hill

A request to apply a Contextual Overlay to various properties located along Riverside Drive, Porter Road, Creighton Avenue, Carter Avenue, Mckennell Drive, Greenwood Avenue and Peerman Drive, southeast of the intersection of Cahal Avenue and Porter Road, zoned R10, R6 and SP-R (43.71 acres), requested by Councilmember Anthony Davis and Councilmember Brett Withers, applicants; various owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Apply a Contextual Overlay District.

Zone Change

A request to apply a Contextual Overlay District to various properties located along Riverside Drive, Porter Road, Creighton Avenue, Carter Avenue, Mckennell Drive, Greenwood Avenue and Peerman Drive, southeast of the intersection of Cahal Avenue and Porter Road, zoned One and Two-Family Residential (R6; R10) and Specific Plan – Residential (SP-R) (43.71 acres).

Existing Zoning

One and Two-Family Residential District (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.

One and Two-Family Residential District (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.

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.

Proposed Zoning

Contextual Overlay provides appropriate design standards for residential areas necessary to maintain and reinforce an established form or character of residential development in a particular area.

EAST NASHVILLE COMMUNITY PLAN

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

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.

T4 Urban Neighborhood Center (T4 NC) is intended to maintain, enhance, and create urban neighborhood centers that serve urban neighborhoods that are generally within a 5 minute walk. T4 NC areas are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

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 proposed overlay area is supported by the various land use policies that cover the area. There is a fairly consistent housing type in regards to bulk and massing currently in the area proposed for the Contextual Overlay. The Contextual Overlay would help to preserve the general character of the existing neighborhood, with specific standards for new construction that are directly related to the existing residential structures in the area.

CONTEXTUAL OVERLAYS

The Contextual Overlay District provides appropriate design standards for residential areas necessary to maintain and reinforce an established form or character of residential development in a particular area.

The design standards established through the Contextual Overlay include specific standards in regards to street setback, building height, building coverage, access, driveways, garages, and parking areas. Street setbacks, building height, and building coverage are directly tied to the lots abutting on either side of a lot proposed for new construction. Access, driveway, garage and parking design standards are intended to help control new accesses on the public streets as well as the location of garages and parking to lessen the impact of new construction on existing homes. The design standards are already established and cannot be modified.

CONTEXTUAL OVERLAY STANDARDS

A. Street setback. The minimum required street setback shall be the average of the street setback of the two developed lots abutting each side of the lot. When one or more of the abutting lots is vacant, the next developed lot on the same block face shall be used. The minimum provided in 17.12.030A and the maximum provided in 17.12.030C.3 shall not apply. Where there is only one abutting lot on the same block face, it shall be used for this calculation. When the subject lot is on a corner, the minimum required street setback shall be calculated and met for each street.

B. Height.

1. The maximum height, including the foundation, of any primary structure shall not be greater than 35 feet or 125% of the average height of the principal structures on the two lots abutting each side of the lot, whichever is less. When one of the abutting lots is vacant, the next developed lot on the same block face shall be used. Where there is only one abutting lot on the same block face, it shall be used for this calculation. When the subject lot is on a corner, the maximum height shall be calculated for each street and limited to 35 feet or 125% of the average height of the lesser value. When 125% of the average of the abutting structures is less than 27 feet, a maximum height of 1.5 stories in 27 feet shall be permitted.
 2. The maximum height, including the foundation, of any accessory structure shall not be greater than 27 feet.
 3. For the purposes of this section, height shall be measured from grade or, if present, the top of a foundation which shall not exceed three feet above grade, to the roof line.
- C. Maximum building coverage. The maximum building coverage (excluding detached garages and other accessory buildings) shall be a maximum of 150% of the average of the building coverage (excluding detached garages and other accessory buildings) of the two abutting lots on each side. When the abutting lot is vacant, the next developed lot shall be used. Where there is only one abutting lot on the same block face, it shall be used for this calculation. When the subject lot is on a corner, the maximum building coverage shall be calculated and met for each street.
- D. Access and driveways, garages and parking areas.
1. Access and Driveways.
 - a. Where existing, access shall be from an improved alley. Where no improved alley exists, a driveway within the street setback may be permitted.
 - b. For a corner lot, the driveway shall be located within 30 feet of the rear property line.
 - c. Driveways are limited to one driveway ramp per public street frontage.
 - d. Parking, driveways and all other impervious surfaces in the required street setback shall not exceed twelve feet in width.
 2. Garages.
 - a. Detached. The front of any detached garage shall be located behind the rear of the primary structure. The garage door of a detached garage may face the street.
 - b. Attached. The garage door shall face the side or rear property line.

STAFF RECOMMENDATION

Staff recommends approval as the establishment of a contextual overlay is consistent with the land use policies policy for the area.

Approve. Consent Agenda (8-0)

Resolution No. RS2018-54

"BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-020PR-001 is **Approved. (8-0)**"

H: OTHER BUSINESS

14. Historic Zoning Commission Report
15. Board of Parks and Recreation Report
16. Executive Committee Report
17. Accept the Director's Report and Approve Administrative Items

Approved. Consent Agenda (8-0)

Resolution No. RS2018-55

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are **Approved. (8-0)**"

18. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

March 06, 2018

MPC Work Session

11:30am, 800 Second Ave. South, Metro Office Building, Nashville Room

March 08, 2018

MPC Meeting

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

March 22, 2018

MPC Meeting

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

April 12, 2018

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 5:00 p.m.

Chairman

Secretary



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

Date: February 22, 2018

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: Robert Leeman, Interim Executive Director

Re: Executive Director’s Report

The following items are provided for your information.

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

1. Planning Commission Meeting
 - a. Attending: Sims; Adkins; Tibbs; Gobbell
 - b. Leaving Early: Farr (5:30p); Moore (5:30p)
 - c. Not Attending: Blackshear; Haynes
2. Legal Representation – Emily Lamb will be attending.

B. Executive Office

1. School support in the past two weeks has included review of student subdivision projects and three classroom presentations at Overton High, as well as a meeting with the Academy Coach at Cane Ridge High’s Academy of Architecture and Construction to begin preparations for expanding our outreach there.

Administrative Approved Items and Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 2/14/2018**.

<u>APPROVALS</u>	# of Applics	# of Applics '17
Specific Plans	2	3
PUDs	1	1
UDOs	0	1

Subdivisions	3	15
Mandatory Referrals	4	18
Grand Total	10	38

SPECIFIC PLANS (finals only): MPC Approval

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
12/13/2017 10:39	2/8/2018 0:00	PLRECAPPR	2017SP-083-002	SAFSTOR SELF-STORAGE	A request for final site plan approval on property located at Old Hickory Boulevard (unnumbered), approximately 990 feet east of Nolensville Pike, zoned SP-C (4.22 acres), to permit a self-storage facility, requested by W and A Engineering, applicant; Farokh Fani, owner.	27 (Davette Blalock)
12/13/2017 11:33	2/9/2018 0:00	PLRECAPPR	2017SP-081-002	2044 STRAIGHTWAY	A request for final site plan approval on property located at 2044, 2046 and 2046 B Straightway Avenue, approximately 200 feet northwest of Porter Road, zoned SP-R (0.15 acres), to permit two multi-family residential units, requested by Dale and Associates, applicant; Invent Communities, Inc. and O.I.C. 2044 Straightway Avenue, owners.	06 (Brett Withers)

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

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

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

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
11/2/2017 11:56	2/8/2018 0:00	PLAPADMIN	109-81P-004	MADISON URGENT CARE	A request for final site plan approval for a portion of a Planned Unit Development Overlay District on property located at 2003 Gallatin Pike North, approximately 80 feet east of Sheppard Hills Boulevard, zoned OR20 (0.87 acres), to permit a medical office, requested by Paula Hepp, applicant; Kelly Carden, owner.	10 (Doug Pardue)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
1/2/2018 8:59	2/1/2018 0:00	PLRECAPP	2018M-002EN-001	LRC RESTAURANT NASHVILLE AT 120 3RD AVENUE SOUTH AERIAL ENCROACHMENT	A request for an aerial encroachment comprised of one (1) 60" x 140" neon illuminated, double-faced projecting sign encroaching the public right-of-way on property located at 120 3rd Avenue South (Map 093-06-4 Parcel 055), requested by FG2 House, applicant; Third Avenue South 120/122, LLC, owner.	19 (Freddie O'Connell)
1/19/2018 11:02	2/1/2018 0:00	PLRECAPP	2018M-010ES-001	FOREST PARK ROAD SIDEWALK PROJECT	A request for drainage easements, temporary construction easements and a right-of-way easement for the Forest Park Road Sidewalk Project, between Neelys Bend Road and Lexington Garden Apartments (Project No. 2017-R-014), requested by Metro Public Works, applicant.	09 (Bill Pridemore)
1/19/2018 11:15	2/1/2018 0:00	PLRECAPP	2018M-009ES-001	DAVIDSON ROAD PHASE 2 SIDEWALK PROJECT	A request for drainage easements and temporary construction easements for the Davidson Road Phase 2 Sidewalk Project, between HG Hill Middle School and Harding Pike (Project No. 2016-R-37), requested by Metro Public Works, applicant.	23 (Mina Johnson)
1/19/2018 13:59	2/1/2018 0:00	PLRECAPP	2018M-004PR-001	801 OLD DUE WEST AVENUE PROPERTY CONVEYANCE	A request for an ordinance authorizing the conveyance of a parcel of property located at 801 Old Due West Avenue (Map 051, Parcel 022), part of the property commonly known as the Old Due West Landfill, requested by the Department of Finance, applicant.	08 (Nancy VanReece)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
12/13/2017 9:54	2/2/2018 0:00	PLAPADMIN	2018S-017-001	W.G. THUSS ADDITION TO NOLENSVILLE PIKE RESUB OF LOTS 45 AND 46	A request for final plat approval to shift lot lines on properties located at 341 Oriel Avenue and Austin Avenue (unnumbered), at the southeast corner of Austin Avenue and Oriel Avenue, zoned OR20 and RS5 (0.34 acres), requested by Clint T. Elliott Surveying, applicant; Gill Design and Construction, LLC, owner.	16 (Mike Freeman)
9/20/2017 10:34	2/2/2018 0:00	PLAPADMIN	2017S-242-001	CHA INVESTMENTS, LLC CONSOLIDATION PLAT	A request for final plat approval to consolidate two lots into one lot on properties located at 6117 and 6119 Centennial Blvd, at the corner of Centennial Blvd and 62nd Ave N, zoned CS (0.37 acres), requested by Southern Precision Land Surveying, applicant; CHA Investments, LLC, owner.	20 (Mary Carolyn Roberts)
12/13/2017 11:41	2/12/2018 0:00	PLAPADMIN	2018S-023-001	WOODYCREST SUBDIVISION SECTION 1 RESUB OF PART OF LOT 93	A request for final plat approval to create one lot on property located at 2069 Whitney Avenue, approximately 130 feet south of Polka Avenue, zoned R6 (0.52 acres), requested by Dale and Associates, applicant; Woodbine Community Organization (WCO), Inc., owner.	17 (Colby Sledge)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
2/2/18	Approved Replacement	2007B-043-009	RIDGEVIEW UDO
2/2/18	Approved Extension	2016B-030-002	THE ORVILLE EARHEART SUBDIVISION, RESUB LOT 1
2/2/18	Approved Extension	2010B-027-008	AVONDALE PARK, PHASE 2, SECTION 4
2/2/18	Approved Extension	2010B-029-008	AVONDALE PARK, PHASE 2, SECTION 2A

Schedule

- A. **Tuesday, March 6, 2018-** [MPC Work Session](#) , 11:30 am, 800 2nd Ave S, Metro Office Building, Nashville Room
- B. **Thursday, March 8, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, March 22, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, April 12, 2018-** [MPC Meeting](#); 4 pm, 2601 Bransford Ave., Metro Schools Board Room
- E. **Tuesday, April 17, 2018-** [MPC Work Session](#) , 11:30 am, 800 2nd Ave S, Metro Office Building, Nashville Room
- F. **Thursday, April 19, 2018-** [Special Called Meeting](#); 4 pm, 2565 Park Plaza, Centennial Park Boardroom
- G. **Thursday, April 26, 2018-** [MPC Meeting](#); 4 pm, 2601 Bransford Ave., Metro Schools Board Room
- H. **Thursday, May 10, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Tuesday, May 15, 2018-** [MPC Work Session](#) , 11:30 am, 800 2nd Ave S, Metro Office Building, Nashville Room
- J. **Thursday, May 24, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Thursday, June 14, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, June 28, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center