



# METROPOLITAN PLANNING COMMISSION MINUTES

**March 08, 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

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

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

Commissioners Absent:  
Jeff Haynes  
Lillian Blackshear  
Brian Tibbs

Staff Present:  
Bob Leeman, Interim Executive Director  
George Rooker, Special Projects Manager  
Kelly Adams, Admin Services Officer III  
Lucy Kempf, 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  
Gene Burse, Planner I  
Craig Owensby, Public Information Officer  
Emily Lamb, Legal  
Anita McCaig, Planner III

**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  
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## Notice to Public

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### 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](mailto: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](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

# MEETING AGENDA

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## **A: CALL TO ORDER**

The meeting was called to order at 4:00 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 22, 2018 MINUTES**

Ms. Farr moved and Mr. Gobbell seconded the motion to approve the February 22, 2018 minutes. (7-0)

## **D: RECOGNITION OF COUNCILMEMBERS**

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

- 1a. 2017Z-029TX-001
- 1b. 2017Z-030TX-001
2. 2006SP-093-001  
OLDE MILL SP PERIODIC REVIEW
3. 2015SP-049-003  
1225 STAINBACK AVENUE (AMENDMENT)
4. 2018SP-003-001  
1600 DB TODD JR. SP
5. 2018SP-016-001  
CITY VIEW ESTATES
7. 2017S-217-001  
OLD HICKORY CROSSING SUBDIVISION
9. 80-72P-002  
APACHE TRAIL COMMERCIAL (REVISION AND FINAL)
10. 2017Z-122PR-001
- 12a. 2018CP-010-001  
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
- 12b. 2018SP-026-001  
THE RESERVOIR
- 12c. 2018P-001-001  
PUD (CANCEL)
13. 2017SP-048-003  
SOMERSET TOWNHOMES
14. 2018SP-021-001  
CURREY ROAD COTTAGES

15. **2018SP-027-001**  
12558 OLD HICKORY BLVD
16. **2018IN-001-001**  
BELMONT UNIVERSITY INSTITUTIONAL OVERLAY AMENDMENT

Mr. Gobbell moved and Dr. Bichell seconded the motion to approve the Deferred and Withdrawn Items. (7-0)

## **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.

6. **2018SP-019-001**  
OLIVERI PROPERTY
8. **2017S-271-001**  
JENKINS PROPERTY
- 11a. **2017CP-014-002**  
DONELSON-HERMITAGE COMMUNITY PLAN AMENDMENT
- 11b. **2017SP-055-001**  
4221 CENTRAL PIKE
17. **2018S-038-001**  
RHYTHM ON YOKLEY
18. **218-77P-001**  
KROGER # U-880 BUILDING EXPANSION
19. **8-65P-003**  
NASHVILLE PARK AND MINI STORAGE
20. **2018Z-019PR-001**
21. **2018Z-026PR-001**
22. **2018Z-027PR-001**
23. **2018Z-028PR-001**
24. **2018Z-029PR-001**
25. **New employee contract for Eric Hammer**
29. **Accept the Director's Report and Approve Administrative Items**

Ms. Farr moved and Dr. Bichell seconded the motion to approve the Consent Agenda. (7-0)

## G: ITEMS TO BE CONSIDERED

### 1a. 2017Z-029TX-001

Staff Reviewer: Lisa Milligan

A request to amend the Metropolitan Code of Laws Section 17.20.120 to require contributions paid in lieu of the construction of sidewalks to stay within council districts, requested by Councilmember Steve Glover, applicant.

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

**The Metropolitan Planning Commission deferred 2017Z-029TX-001 to the April 26, 2018, Planning Commission meeting. (7-0)**

### 1b. 2017Z-030TX-001

Staff Reviewer: Lisa Milligan

A request to amend the Metropolitan Code of Laws Chapter 2.48 to require an annual study be conducted by the Department of Public Works to determine the cost of sidewalks within Davidson County and further amending Metropolitan Code of Laws Section 17.20.120 to preclude in lieu payments absent such study, requested by Councilmember Steve Glover, applicant.

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

**The Metropolitan Planning Commission deferred 2017Z-030TX-001 to the April 26, 2018, Planning Commission meeting. (7-0)**

## 2. 2006SP-093-001

### OLDE MILL SP PERIODIC REVIEW

Council District 22 (Sheri Weiner); 35 (Dave Rosenberg)

Staff Reviewer: Levi Hill

A request for a periodic review of the Olde Mill Specific Plan District located at 8811 Newsom Station Road and 8873 Newsom Station Road, approximately 1700 feet northwest of Coley Davis Road (131.06 acres), requested by Councilmember Sheri Weiner and Councilmember Dave Rosenberg, applicant; Old Mill Partnership and Eugene Cowden, owners.

**Staff Recommendation: Defer indefinitely.**

**The Metropolitan Planning Commission deferred 2006SP-093-001 indefinitely. (7-0)**

## 3. 2015SP-049-003

### 1225 STAINBACK AVENUE (AMENDMENT)

Council District 05 (Scott Davis)

Staff Reviewer: Levi Hill

A request to amend a Specific Plan to permit four units and all uses permitted in the RM40-A zoning district on properties located at 330, 332, 334, 336, and 336 B Douglas Avenue, at the southeast corner of Douglas Avenue and Stainback Avenue, (0.14 acres), requested by Goodhope Development Consulting, applicant; Strategic Options International, LLC, owner.

**Staff Recommendation: Defer to the March 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-049-003 to the March 22, 2018, Planning Commission meeting. (7-0)**

## 4. 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: Defer to the March 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018SP-003-001 to the March 22, 2018, Planning Commission meeting. (7-0)**

**5. 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 April 26, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018SP-016-001 to the April 26, 2018, Planning Commission meeting. (7-0)**

**6. 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.**

**APPLICANT REQUEST**

**Rezone to SP to permit a mixed residential development.**

Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan – Mixed Residential (SP-MR) zoning on property located at Maxwell Road (unnumbered) and a portion of property located at 4154 Murfreesboro Pike, approximately 615 feet west of Lavergne Couchville Pike, partly within the Murfreesboro Pike Urban Design Overlay (25.2 acres), to permit 68 single-family residential lots and 24 single-family attached residential units for a total of 92 residential units.

**Existing Zoning**

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and 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 12 lots with 3 duplex lots for a total of 15 units based on acreage only. Application of the Subdivision Regulations may result in few lots.*

**Proposed Zoning**

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

**ANTIOCH – PRIEST LAKE COMMUNITY PLAN**

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

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

T3 Suburban Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located

along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive, and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.

#### Consistent with Policy?

Yes, at this location. The property is primarily located within the T3 Suburban Neighborhood Evolving policy area which is intended to create and enhance suburban residential neighborhoods with more housing choices and improved pedestrian and vehicular connectivity. A small portion of the property lies within the Conservation policy area. This area of conservation is in response to a stream that runs along the southern portion of the site. The plan does not propose any disturbance of this area. Additionally, a portion of the property lies within the T3 Suburban Mixed Use Corridor policy area along Murfreesboro Pike. Surrounding properties to the east are developed with single-family uses while properties west of the site are developed with multi-family uses. The plan proposes a mixture of housing types and improved access to the site, consistent with the goals of the policy. Additionally, the plan will provide enhanced pedestrian facilities furthering the existing sidewalk network in the area, consistent with the goals of the policy.

#### **PLAN DETAILS**

The site is located at 4154 Murfreesboro Pike and Maxwell Road (unnumbered), approximately 615 feet west of Lavergne Couchville Pike. The site is approximately 25.2 acres and is currently developed with three single family residences.

#### Site Plan

The plan proposes 68 single-family residential lots and 24 single-family attached units located at the interior of the site. All of the proposed lots are oriented to new streets. The single-family lot sizes range from 5,874 square feet to 18,462 square feet. Parking for all units is provided via private garages, while 12 guest parking spaces are provided via street parking.

Multiple points of access are proposed. Oliveri Lane, a proposed local street, takes access from both Murfreesboro Pike to the south and Maxwell Road to the north. Connections to Smokey Mountain Place to the west and Rockland Trail to the east are also proposed. A five foot wide sidewalk and four foot wide grass strip is proposed along all new street frontages while a six foot sidewalk and six foot grass strip is proposed along Maxwell Road, consistent with local streets standards and Major and Collector Street Plan standards respectively. All units will be limited to a maximum height of three stories in 35 feet measured to the roofline. Five open spaces areas totaling 6.10 are proposed and both internal and perimeter landscaping is proposed.

#### **ANALYSIS**

The plan is consistent with the land use policies as it provides a variety of housing choices while preserving the environmentally sensitive features of the site. Additionally, the plan proposes new streets and multiple connections to existing streets, enhancing the connectivity of the greater area. The single-family lot sizes range from 5,874 square feet to 18,462 square feet, providing an adequate transition from the larger single-family lots east of the site to the more dense duplex development to the west. Sidewalks will be provided to create a walkable development while expanding the existing sidewalk network of the neighborhood, consistent with goals of the policies.

#### **FIRE MARSHAL RECOMMENDATION**

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

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

#### **STORMWATER RECOMMENDATION**

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

- TVA approval will be required before Final SP for Bio Retention and detention ponds, If TVA approval is not received, the water quality features will need to be re-designed.

#### **WATER SERVICES RECOMMENDATION**

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

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

#### **PUBLIC WORKS RECOMMENDATION**

##### **Approve with Conditions**

- The Final construction plans and road grades shall comply with the design regulations established by the Department of Public Works. Slopes along roadways shall not exceed 3:1.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- In accordance with findings of TIS, developer shall construct the following roadway improvements:
  - Developer shall provide adequate sight distance at project road intersection with Maxwell Rd and Murfreesboro PK.
  - Developer shall construct 2 exiting lanes and 1 entering lane on access road at Murfreesboro Pk.

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)	25.2	0.5 D	15 U	144	12	16

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

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)	20	-	68 U	730	58	76

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

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)	5.2	-	24 U	186	17	19

Traffic changes between maximum:

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+77 U	+772	+63	+79

**METRO SCHOOL BOARD REPORT**

Projected student generation existing AR2a district: 12 Elementary 10 Middle 8 High

Projected student generation proposed SP-MR district: 22 Elementary 18 Middle 15 High

The proposed SP-MR zoning district would generate 26 additional students than what is typically generated under the existing AR2a zoning district. Students would attend Mountain View Elementary, J.F. Kennedy Middle School, and Antioch High School. Mountain View Elementary and Antioch High School are identified as being over capacity. There is capacity within the cluster for elementary and within an adjacent cluster for high school student. This information is based upon data from the school board last updated December 2017.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions as the plan is consistent with the sites land use policies.

**CONDITIONS**

1. Permitted uses shall be limited to 68 single-family lots and 24 single-family attached units.
2. The requirements for parking established in Section 17.20.030 of the Metro Zoning Ordinance shall be met for all uses with the Final SP.
3. All corner units shall address both street frontages by including a wrapped porch or other architectural element that addresses each frontage, or a minimum of 15 percent glazing on the side of the unit.
4. Comply with all conditions of Public Works.
5. Add the following note to the corrected set: Ownership for attached units may be divided by a subdivision with a minimum lot size of 2,000 square feet.
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. 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 RS10 zoning district.
8. Add the following notes to the corrected copy:

- EIFS, vinyl siding and untreated wood shall be prohibited.



- The maximum height of all buildings is limited to 3 stories in 35 feet as measured to the roofline.
- 9. Elevations consistent with the approved preliminary SP shall be included with submittal of the final site plan.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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 (7-0)**  
**Resolution No. RS2018-56**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2018SP-019-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

**CONDITIONS**

1. Permitted uses shall be limited to 68 single-family lots and 24 single-family attached units.
2. The requirements for parking established in Section 17.20.030 of the Metro Zoning Ordinance shall be met for all uses with the Final SP.
3. All corner units shall address both street frontages by including a wrapped porch or other architectural element that addresses each frontage, or a minimum of 15 percent glazing on the side of the unit.
4. Comply with all conditions of Public Works.
5. Add the following note to the corrected set: Ownership for attached units may be divided by a subdivision with a minimum lot size of 2,000 square feet.
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. 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 RS10 zoning district.
8. Add the following notes to the corrected copy:
  - EIFS, vinyl siding and untreated wood shall be prohibited.
  - The maximum height of all buildings is limited to 3 stories in 35 feet as measured to the roofline.
9. Elevations consistent with the approved preliminary SP shall be included with submittal of the final site plan.
10. 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.
11. 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.
12. 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.
13. 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.

**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 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017S-217-00 to the March 22, 2018, Planning Commission meeting. (7-0)**

**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.**

**APPLICANT REQUEST**

**Concept plan approval to create 421 single-family lots.**

Concept Plan

A request for concept plan approval to create up to 421 single-family lots on properties located at 4309, 4335 and 4381 Maxwell Road, south of the terminus of Flagstone Drive, zoned Single-Family Residential (RS10) (117.28 acres).

**Existing Zoning**

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 434 units based on acreage alone.*

**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.

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

**PLAN DETAILS**

The property is approximately 117 acres and is located south of Maxwell Road, east of Maxwell Place. The majority of the site is vacant. The property is surrounded by single-family residential uses to the north and west of the site. A stream is located along the east side of the site. This proposal is being developed under the existing zoning entitlements. No change of zoning is required or requested.

Concept Plan

The concept plan proposes up 421 clustered single-family lots. Lot sizes range from 5,500 square feet to 11,732 square feet. All of the 421 lots will front on to existing or new public roads.

The concept plan proposes to extend Hickory Woods Drive from the south to Maxwell Drive to the north. The Hickory Woods Drive extension will be constructed as a collector street and will provide a six foot wide sidewalk and a six foot wide grass strip, per the Major and Collector Street Plan standards. Proposed lots with frontage along the new

collector street will require shared access drives to reduce access points and comply with the Subdivision Regulations. New streets will include a five foot wide sidewalk and a four foot wide grass strip, consistent with local street standards. New lots along Maxwell Road will be accessed via an alley along the rear of the lots, requiring the new single-family residential units to orient Maxwell Road. The proposed lots along Maxwell Road are at least 9,000 square feet, per the requirements of the Metro Zoning Code for cluster lots along an existing street.

A 20 foot C-3 landscape buffer is proposed along all property lines that abut existing lots. Four amenity areas are provided in the development, which meets the requirements of the Zoning Code for the cluster lot option. Three of the amenity areas are identified as active recreational facilities. Active recreational facilities will include a pool, community center, park, and tot lot. The passive recreational facility will include trails, picnic facilities, etc.

### **ANALYSIS**

The cluster lot option in the Zoning Code allows for flexibility of design, the creation of open space and the preservation of natural features in Single-Family (RS) and One and Two-Family (R) zoning districts. To promote creative designs, single family lots are allowed to contain less land area than what is normally required by the base zoning district. Perimeter lots oriented towards an existing street shall be at least 90% of the minimum lot size required by the zoning districts. Therefore, lots along Maxwell Road require a minimum of 9,000 square feet. The minimum lot area within a cluster subdivision for all other lots can be reduced down two smaller base zone districts. With this plan, the applicant is proposing to cluster the lots to 5,000 square foot minimum lot sizes. The cluster lot option does not allow more density than what would be allowed under RS10 zoning. In cluster lot subdivisions, a minimum of 15 percent of the development shall be open space. Of the total 117 acres, 32.99 acres will remain as open space, or 28% of total area.

- Stormwater facilities, such as bio swales and detention ponds, included in the open space, occupy 5.93 acres of open space.
- Landscaping buffer occupies 2.61 acres of open space.
- Total usable open space is 23.45 acres or 20% of total area.

Developers are also required to install recreational facilities within a portion of the open space. The plan meets the requirements of the Subdivision Regulations and Zoning Code for a cluster lot subdivision. The proposed plan provides for street connectivity by extending Hickory Woods Drive and by providing future stub street to the west, if those properties redevelop in the future.

### **FIRE DEPARTMENT RECOMMENDATION**

#### **Approve with conditions**

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

### **METRO PARKS**

#### **Approve with conditions**

- Parks requests a public greenway easement of 75 feet from the top of floodway

### **STORMWATER RECOMMENDATION**

#### **Approve**

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve**

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

- Provide adequate intersection and stopping sight distance at the project access drive onto Maxwell Road per AASHTO standards for the posted speed limit
- Developer shall conduct a signal warrant analysis for the Maxwell Road and LaVergne Couchville Pike intersection as directed by the Metro Traffic Engineer. The warrant analysis and traffic counts shall be submitted to the Metro Traffic Engineer for review and approval. The developer shall design and install a traffic signal if approved by the Traffic and Parking Commission.
- Developer shall conduct a signal warrant analysis for the Murfreesboro Pike and Hickory Woods Drive intersection as directed by the Metro Traffic Engineer. The warrant analysis and traffic counts shall be submitted to the Metro Traffic Engineer for review and approval. The developer shall design and install a traffic signal if approved by the Traffic and Parking Commission.
- With the submittal of the 200th and 400th lots, developer shall conduct additional traffic analysis to determine the need and constructability of a WBRT lane on Murfreesboro Pike at Hickory Woods Drive. If it is warranted and feasible, developer shall construct the WBRT lane with 150ft of storage and transitions per AASHTO standards.
- Extend the existing two-way left-turn lane east on the westbound approach of Hickory Woods Drive at the intersection with Murfreesboro Pike by approximately 80 feet to the.
- Developer shall improve Maxwell Road along the project site's frontage to provide one-half of Metro's standard ST-252 cross section.

**WATER SERVICES**

**Approve with conditions**

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

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**CONDITIONS**

1. Remove 169-172 and provide open space in this location.
2. Add the following note to the corrected set: Any lots with access to an alley must provide vehicular access from the ally only.
3. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.
4. Add the following note to the plan/plat: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
5. Comply with all conditions and requirements of all Metro agencies.

Approved with conditions. Consent Agenda (7-0)

**Resolution No. RS2018-57**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2017S-271-001 is **Approved with conditions. (7-0)**”

**CONDITIONS**

1. **Remove 169-172 and provide open space in this location.**
2. **Add the following note to the corrected set: Any lots with access to an alley must provide vehicular access from the ally only.**
3. **Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.**
4. **Add the following note to the plan/plat: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.**
5. **Comply with all conditions and requirements of all Metro agencies.**

**9. 80-72P-002**  
**APACHE TRAIL COMMERCIAL (REVISION AND FINAL)**  
 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 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 80-72P-002 to the March 22, 2018, Planning Commission meeting. (7-0)**

**10. 2017Z-122PR-001**

Council District 17 (Colby Sledge)  
Staff Reviewer: Shawn Shepard

A request to rezone from R6 to RM20-A zoning on properties located at 1088, 1090 and 1092 12th Avenue South, approximately 205 feet north of Archer Street (0.62 acres), requested by T and T Development, LLC, applicant; T and T Development, LLC and Troy Olsen, owners.

**Staff Recommendation: Defer to the March 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017Z-122PR-001 to the March 22, 2018, Planning Commission meeting. (7-0)**

**11a. 2017CP-014-002**

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

Council District 12 (Steve Glover)  
Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by amending the Community Character Policy to change from T3 Suburban Residential Corridor (T3 RC) Policy to T3 Suburban Neighborhood Center (T3 NC) Policy on a portion of the property at 4221 Central Pike, requested by Dale and Associates, applicant; Syed and Shahana Huda, owners (approximately 0.75 acres out of 3 acres). (See associated case #2017SP-055-001).

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Amend Donelson-Hermitage-Old Hickory Community Plan to change the policy.**

Major Plan Amendment

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by amending the Community Character Policy to change from T3 Suburban Residential Corridor (T3 RC) Policy to T3 Suburban Neighborhood Center (T3 NC) Policy on a portion of the property located at 4221 Central Pike (approximately 0.75 acres out of 3 acres).

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

**Current Policy**

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

**Proposed Policy**

T3 Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that serve suburban neighborhoods generally within a five-minute drive. They are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served with well-connected street networks, sidewalks, and mass transit, leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

**BACKGROUND**

Originally, the study area for the plan amendment included several properties along the north side of Central Pike, and the initial request was to change the policy to Suburban Community Center (T3 CC) policy, which allows for a mixture of uses that serves the surrounding larger community.

Based on input received during the community meeting (discussed below), staff continued to work with the applicant and attendees of the public meeting to amend the amendment request to an area and policy category that would receive broad consensus as this property owner wished to proceed with his requests to permit an existing house to be used as an office. Currently, the applicant's request is to change the policy on the front portion of the property. Staff thinks that the best approach to accommodate the applicant's request is to extend the adjacent Suburban Neighborhood Center (T3 NC) policy to apply to the front portion of the applicant's property, which is a suitable area for the expansion of the adjacent T3 NC policy.

While this plan amendment request was under review, District Councilmember Steve Glover filed an additional policy amendment request for a larger area of Central Pike to change the policy from Suburban Residential Corridor (T3 RC) and Suburban Neighborhood Center (T3 NC) to Suburban Community Center (T3 CC) or Suburban Mixed Use Corridor (T3 CM) policy. Councilmember Glover's request includes the Huda property. Staff's preference is that this current plan amendment request be rolled into the larger area amendment request. However, the property owners have deferred both the plan amendment and rezoning applications for several months and wish to proceed. Staff

feels that a small extension of T3 NC at this time is appropriate and does not impact the upcoming community discussion regarding amending the policy for a larger area along Central Pike (Councilmember Glover's request).

**COMMUNITY PARTICIPATION**

On October 16, 2017, a community meeting was held at the Hermitage Police Precinct, located at 3701 James Kay Lane, to discuss the applicant's plan amendment and zoning requests. Approximately 35 people attended, including the project engineer and staff from the Planning Department.

Planning staff spoke and answered questions at the meeting regarding the larger T3 CC plan amendment request and Community Character Policy. While most all of the attendees expressed support for changing the policy from T3 RC, which allows only residential uses, to T3 CC that allows a mixture of uses in addition to residential uses; many of the participants expressed a need for a "master plan" for the larger area prior to moving forward with such a large plan amendment.

Several property owners along Central Pike are interested in developing their properties and are working with an engineer to create an overall development concept. Meeting attendees expressed a desire to convene again when the overall concept is created to see the proposed mix of uses, access and traffic, stormwater management, sidewalks, and landscape and buffering for the larger area.

**ANALYSIS**

Amending the Community Character Policy from T3 RC to T3 NC is appropriate because it creates opportunities to provide additional services to support the growing neighborhood.

T3 NC policy is applied to areas that are suitable for creating services to meet some of the daily needs of the surrounding neighborhoods within a five-minute drive. T3 NC areas are pedestrian-friendly areas, generally located at intersections of suburban streets, where the center's intensification is supported by surrounding existing or planned residential development, adequate infrastructure, and adequate access such as arterial-boulevard and collector-avenue streets.

The Major and Collector Street Plan classifies Central Pike as a five-lane arterial T3-Suburban-Mixed Use-Arterial Boulevard (T3-M-AB5). The proposed plan amendment area and SP are located adjacent to a property zoned Mixed Use Neighborhood (MUN) and across Central Pike from an approved Specific Plan – Mixed Use (SP-MU) zoned property for an assisted living facility (approved in 2014 but not yet constructed).

The proposed amendment area is a suitable location for T3 NC policy along Central Pike (an arterial-boulevard) and near the intersections with South New Hope and North New Hope Roads. Amending the policy to T3 NC is essentially an extension of the T3 NC policy directly to the east. Extending T3 NC policy to a portion of this property allows the larger area policy change conversation to continue, and, regardless of the outcome of the larger area policy discussion, an appropriate policy – T3 NC – will have been applied to the frontage of this property.

**STAFF RECOMMENDATION**

Staff recommends approval of the amendment request.

**Approved. Consent Agenda (7-0)**

**Resolution No. RS2018-58**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017CP-014-002 is **Approved. (7-0)**"

**11b. 2017SP-055-001**

**4221 CENTRAL PIKE**

Council District 12 (Steve Glover)

Staff Reviewer: Shawn Shepard

A request to rezone from RS15 to SP-O zoning on property located at 4221 Central Pike, approximately 390 feet southwest of New Hope Road (3.0 acres), to permit an office, requested by Dale and Associates, applicant; Syed N. and Shahana Huda, owners. (See associated case 2017CP-014-002).

**Staff Recommendation: Approve with conditions and disapprove without all conditions subject to approval of the associated plan amendment. If the associated plan amendment is not approved, staff recommends disapproval.**

## **APPLICANT REQUEST**

### **Zone change to permit a commercial development.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R15) to Specific Plan – Office (SP-O) zoning on property located at 4221 Central Pike, approximately 390 feet southwest of New Hope Road (3.0 acres), to permit an office.

#### **Existing Zoning**

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. *RS15 would permit a maximum of eight units, subject to compliance with all standards of the Metro Subdivision Regulations.*

#### **Proposed Zoning**

Specific Plan-Office (SP-O) 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 office uses.

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

#### **Existing Policy**

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

#### **Proposed Policy**

T3 Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that serve suburban neighborhoods generally within a 5 minute drive. They are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served with well-connected street networks, sidewalks, and mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

#### Consistent with Policy?

The site is located within T3 RC policy at the western edge of an existing T3 NC policy area located at the intersection of Central Pike and North New Hope Road. The SP permits the use of an existing single-family residential unit on the site as an office. The proposed SP is inconsistent with the existing T3 RC policy, which is intended to create and enhance residential corridors. The associated plan amendment request proposes to change the policy on the front half of the property to T3 NC. The proposed SP is consistent with the proposed T3 NC policy which supports a mix of uses, including commercial uses such as office. The SP permits an office use within an existing structure, which serves as a transition from the higher intensity mixed use development typical of a neighborhood center to the moderate intensity residential development supported by the T3 RC policy to the north and west.

## **PLAN DETAILS**

The site is 3.0 acres in size and is located on the north side of Central Pike, approximately 450 feet west of the intersection of Central Pike and N New Hope Road. The property currently contains a single-family residential unit. The existing land use pattern in the area is characterized by single-family residential on larger lots, with a mix of single-family and two-family residential on moderately sized lots to the north of the site. The property to the east of this site is zoned Mixed Use Neighborhood (MUN). The property on the south side of Central Pike opposite this site is zoned Specific Plan; the approved site plan for that property permits a mix of residential and assisted care-living uses.

#### Site Plan

The plan proposes to convert the existing residence on the property to an office and permits a maximum of 3,600 square feet of general or medical office use. Vehicular access to the site will be via the existing driveway connection to Central Pike. A total of 16 parking spaces are proposed along the driveway and behind the existing building, consistent with the requirements of the Metro Zoning Ordinance. The plan includes a 10-foot Type B landscape buffer along the eastern and western property lines of the developed portion of the property. The plan includes 13 feet of right-of-way-dedication along Central Pike, consistent with the right-of-way requirements identified in the Major and Collector Street Plan.

## **ANALYSIS**

The proposed SP is consistent with the goals of the proposed T3 NC policy in this location. The site is located on Central Pike, which is identified in the Major and Collector Street Plan as an arterial boulevard. The site is also located on the edge of an existing neighborhood center currently zoned for mixed use development. The surrounding

area is within T3 RC policy, which calls for moderate to high intensity residential development, but the area is currently characterized by lower intensity single-family residential uses on larger lots. The proposal includes changing the policy on the front portion of the site to T3 NC and the SP allows for conversion of an existing residential unit into a 3,600-square-foot office. This type of lower intensity non-residential use on the edge of a neighborhood center is an appropriate transition to both the existing lower intensity residential uses and more moderately intense residential development that may occur under the T3 RC policy in the future. The back portion of the site is designated as open space on the SP plan to serve as a buffer between the office and surrounding residences. The rear portion of the site will remain in T3 RC policy, preserving opportunities for redevelopment as part of the overall evolution of this residential corridor over time.

The Major and Collector Street plan calls for an 8-foot sidewalk and 6-foot planting strip within 96 feet of total right-of-way along this section of Central Pike. The SP proposes dedication of 13 feet of additional right-of-way, but does not include construction of the required sidewalk and grass strip. The SP involves reuse of an existing building and driveway, with no improvements proposed other than widening of the driveway on the site to accommodate parking. Additionally, future widening of Central Pike from Old Hickory Boulevard east to Mt. Juliet Road in Wilson County is a programmed project identified by the Tennessee Department of Transportation (TDOT). This programmed improvement would likely result in disturbance or removal of any sidewalks constructed with this SP. Given the limited nature of the SP request, the surrounding context, and future widening planned for Central Pike, dedication of right-of-way only is appropriate.

**FIRE MARSHAL RECOMMENDATION**

**Approve with conditions**

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

**WATER SERVICES RECOMMENDATION**

**Approve with conditions**

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

**STORMWATER RECOMMENDATION**

**Approve**

**PUBLIC WORKS RECOMMENDATION**

**Approve with conditions**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Indicate sidewalk construction along Central Pk per the MCSP (8' grass strip and 6' sidewalk) and per MPW standards and specs. Sidewalks are to be located within dedicated ROW.
- Indicate on the plan the location of the solid waste and recycling container(s) onsite. ~MPW does not pickup commercial uses curbside in this area.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

Maximum Uses in Existing Zoning District: **R15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (220)	3.0	2.9 D	10 U	96	8	11

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	3.0	-	3,600 SF	104	14	14



Traffic changes between maximum: **R15 and SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+8	+6	+3

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions subject to approval of the associated plan amendment. If the associated plan amendment is not approved, staff recommends disapproval.

**CONDITIONS**

1. Permitted land uses shall be limited to a maximum of 3,600 square feet of General Office or Medical Office use within the existing structure, or one single family residential unit.
2. Comply with all conditions of Metro Public Works and Traffic and Parking.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the OR20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. 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.
6. 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.
7. 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 (7-0)**

**Resolution No. RS2018-59**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2017SP-055-001 is **Approved with conditions and disapproved without all conditions. (7-0)**”

**CONDITIONS**

1. Permitted land uses shall be limited to a maximum of 3,600 square feet of General Office or Medical Office use within the existing structure, or one single family residential unit.
2. Comply with all conditions of Metro Public Works and Traffic and Parking.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the OR20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. 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.
6. 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.
7. 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.

**12a. 2018CP-010-001**  
**GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Anna Grider

A request to amend the Green Hills/Midtown Community Plan by amending the Community Character Policy from T4 Neighborhood Evolving (T4-NE) to T4 Mixed Use Corridor (T4-CM) on property located at 809 Edgehill Avenue, at the southwest corner of Edgehill Avenue and 8th Avenue South, zoned RM20, and partially within a Planned Unit Development Overlay District (approximately 6.93 acres), requested by Kimley-Horn, applicant; Park at Hillside, LLC, owner. (See associated case # 2018P-001-001 and 2018SP-026-001)

**Staff Recommendation: Defer to the March 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018CP-010-001 to the March 22, 2018, Planning Commission meeting. (7-0)**

**12b. 2018SP-026-001**  
**THE RESERVOIR**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Levi Hill

A request to rezone from CS and RM20 to SP-MU on properties located at 1201, 1203, 1205 and 1211 8th Avenue South, 1430 and 1501 Hillside Avenue, 809 and 929 Edgehill Avenue, at the southwest corner of Edgehill Avenue and 8th Avenue South, partially within a Planned Unit Development Overlay District, to permit 1,200 multi-family residential units and non-residential uses, (23.32) requested by Kimley-Horn, applicant; 1201 8th Ave, LLC, 1203 8th Ave, LLC, 929 Edgehill, LLC and Park at Hillside, LLC, owners. (See associated case # 2018P-001-001 and 2018CP-010-001)

**Staff Recommendation: Defer to the March 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018SP-026-001 to the March 22, 2018, Planning Commission meeting. (7-0)**

**12c. 2018P-001-001**  
**PUD (CANCEL)**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Levi Hill

A request for cancellation of a portion of a Planned Unit Development on properties located at 1430 and 1501 Hillside Avenue, 809 Edgehill Avenue, and 929 Edgehill Avenue west of the terminus of Vernon Avenue, zoned RM20 (20.92 acres), requested by Kimley-Horn, applicant; Park at Hillside, LLC, owner. (See associated case # 2018CP-010-001 and 2018SP-026-001)

**Staff Recommendation: Defer to the March 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018P-001-001 to the March 22, 2018, Planning Commission meeting. (7-0)**

**13. 2017SP-048-003**  
**SOMERSET TOWNHOMES**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Latisha Birkeland

A request to amend a Specific Plan on properties located at 1590, 1600, 1602 and 1604 Lebanon Pike, approximately 400 feet east of Spence Lane (2.94 acres), to permit 33 multi-family residential units, requested by DMG, applicant; Somerset Development Partners, LLC, owner.

**Staff Recommendation: Defer to the April 12, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017SP-048-003 to the April 12, 2018, Planning Commission meeting. (7-0)**

**14. 2018SP-021-001**

**CURREY ROAD COTTAGES**

Council District 13 (Holly Huevo)  
Staff Reviewer: Gene Burse

A request to rezone from RS10 to SP-R zoning on properties located at 940, 944 Currey Road and Currey Road (unnumbered), approximately 530 feet northwest of Vinson Drive (5.15 acres), to permit 24 multi-family residential units, requested by Dale and Associates, applicant; Steve Griffith, owner.

**Staff Recommendation: Defer to the March 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018SP-021-001 to the March 22, 2018, Planning Commission meeting. (7-0)**

**15. 2018SP-027-001**

**12558 OLD HICKORY BLVD**

Council District 33 (Antoinette Lee)  
Staff Reviewer: Levi Hill

A request to rezone from AR2a to SP-MU zoning for property located at 12558 Old Hickory Blvd, approximately 1,300 feet south of Murfreesboro Pike, within the Murfreesboro Pike Urban Design Overlay District (1.0 acre), to permit up to two residential units and a tree trimming business, requested by Dale & Associates, applicant; Flavio Martinez and Rosalio Romirez, owners.

**Staff Recommendation: Defer to the March 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018SP-027-001 to the March 22, 2018, Planning Commission meeting. (7-0)**

**16. 2018IN-001-001**

**BELMONT UNIVERSITY INSTITUTIONAL OVERLAY AMENDMENT**

Council District 18 (Burkley Allen)  
Staff Reviewer: Shawn Shepard

A request to amend the Belmont University Institutional Overlay on various properties located along Wedgewood Avenue, Acklen Avenue, Bernard Avenue, Compton Avenue, Delmar Avenue, Ashwood Avenue, Caldwell Avenue, 12th Avenue South, 14th Avenue South, 15th Avenue South, Magnolia Boulevard and Belmont Boulevard, at the southwest corner of Wedgewood Avenue and 12th Avenue South, zoned RM20, RM40, CL, CN, CS, OR20 and R8 (91.76 acres), to expand the Institutional Overlay boundary and update the activity zones, requested by Councilmember Burkley Allen, applicant; various owners.

**Staff Recommendation: Defer to the March 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018IN-001-001 to the March 22, 2018, Planning Commission meeting. (7-0)**

**17. 2018S-038-001**

**RHYTHM ON YOKLEY**

Council District 02 (DeCosta Hastings)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 511 Yokley Road, approximately 125 feet west of Old Matthews Road, zoned RS7.5 (0.52 acres), requested by Clint Elliott Surveying, applicant; Rhythm Homes & Development, LLC, owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

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

Final Plat

A request for final plat approval to create three lots on property located at 511 Yokley Road, approximately 125 feet west of Old Matthews Road, zoned Single-Family Residential (RS7.5) (0.52 acres).

**Existing Zoning**

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 3 lots, based on the acreage only. However, application of the Subdivision Regulations may result in fewer lots on this property.*

**BORDEAUX-WHITES CREEK 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.

**PLAN DETAILS**

This request is for final plat approval to create three lots on the north side of Yokley Road, east of Toney Road. The site contains one residential structure, which will be demolished if this plat is approved.

Section 3-5.2 of the Subdivision Regulations requires that newly created lots on existing streets in areas that are previously subdivided and predominately developed must be comparable to the surrounding lots in regards to frontage and area. The three proposed lots are equally sized with 7,500 square feet (0.172 acres) and 50.03 feet of frontage. Each of the proposed lots meets the compatibility requirements for lot frontage and lot area.

**ANALYSIS**

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

Zoning Code

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

Street Frontage

The three proposed lots have frontage on a public street.

Community Character

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

1. Lot frontage analysis: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. Along Yokley Road, lots created must have frontage at least equal to 50 feet. The proposed lots have 50.03 feet of frontage and meet compatibility requirements for frontage.

<b>Lots 1, 2, and 3 Frontage</b>	
Proposed Frontage	50.03
<b>Minimum Frontage</b>	<b>50 ft.</b>
70% Average	42.01

2. Lot area analysis: The proposed lots must have a total area either equal to or greater than 70% of the average area of surrounding parcels or equal to or greater than the surrounding lot with the least amount of area, whichever is greater. Along Yokley Road, the proposed lots must be equal to or greater than approximately 0.17 acres. The proposed lots are 0.172 acres (7,500 square feet) and meet compatibility requirements for area.

<b>Lots 1, 2, and 3 Size</b>	
Proposed Size	0.172 AC
<b>Minimum Size</b>	<b>0.17 AC</b>
70% Average	0.16 AC

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

4. Lot orientation: Orientation of the proposed lots shall be consistent with the surrounding parcels. Lots 1, 2, and 3 front Yokley Road and are consistent with the surrounding parcels.

Agency Review

All review agencies have recommended approval.

Analysis

The proposed subdivision complies with Section 3-5.2 of the Subdivision Regulations, demonstrating consistency with the community character of surrounding parcels.

**FIRE MARSHAL RECOMMENDATION**

**Approve with conditions**

- Before approval of the building permit, Fire Code requirements shall be met.

**STORMWATER RECOMMENDATION**

**Approve**

**PUBLIC WORKS RECOMMENDATION**

**Approve with conditions**

- Change the street from Yokley Drive to Yokley Road prior to recording plat.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

**WATER SERVICES RECOMMENDATION**

**Approve**

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**CONDITIONS**

1. On the corrected plat, revise Yokley Drive to Yokley Road.
2. On the corrected plat, correct the map/parcel numbers for Lot 1: 07101004800. Add the map/parcel numbers for Lots 1, 2, and 3 as a note in the Notes section.
3. The building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
4. A corrected copy of the final plat incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to plat recordation.

**Approved with conditions. Consent Agenda (7-0)**

**Resolution No. RS2018-60**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018S-038-001 is **Approved with conditions. (7-0)**”

**CONDITIONS**

1. On the corrected plat, revise Yokley Drive to Yokley Road.
2. On the corrected plat, correct the map/parcel numbers for Lot 1: 07101004800. Add the map/parcel numbers for Lots 1, 2, and 3 as a note in the Notes section.
3. The building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
4. A corrected copy of the final plat incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to plat recordation.

**18.**

**218-77P-001**

**KROGER # U-880 BUILDING EXPANSION**

Council District 06 (Brett Withers)

Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on properties located at 701, 711 Gallatin Avenue and 714 North 12th Street, at the northeast corner of Eastland Avenue and Gallatin Pike, zoned CL and MUG-A and partly within the Gallatin Pike Urban Design Overlay District (3.98 acres), to permit the expansion of an existing Kroger, Perry Engineering, applicant; Gallatin Realty Partners, owner.

**Staff Recommendation: Approve with conditions.**

## **APPLICANT REQUEST**

**Revise a PUD to permit an expansion to an existing grocery store.**

### Revise Preliminary PUD

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on properties located at 711 Gallatin Avenue, at the northeast corner of Eastland Avenue and Gallatin Pike, zoned Commercial Limited (CL) and Mixed Use General-Alternative (MUG-A) and partly within the Gallatin Pike Urban Design Overlay District (3.98 acres), to permit the expansion of an existing grocery store.

### **Existing Zoning**

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

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

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

## **PLAN DETAILS**

The site is located at 711 Gallatin Avenue, at the northeast corner of Eastland Avenue and Gallatin Pike. The proposal is a revision to the PUD to permit an expansion to an existing grocery store. The site is bordered by commercial uses to the north, west and south. Single and multi-family residential uses are located to the east. The site contains an existing grocery store and is currently zoned CL and MUG-A.

### History

Metro Council approved the PUD in 1979. When originally approved, the PUD permitted a total of 46,814 square feet of floor area and 190 parking spaces. The PUD has since been revised twice. Final site plans have been approved for a total of 45,646 square feet, leaving 1,168 square feet of approved floor area remaining.

### Site Plan

The site consists of a single structure with an existing grocery store and an empty retail space. The existing grocery store contains a total of 33,284 square feet. The empty retail space contains a total of 12,362 square feet. The portion of the structure that contains the empty retail space will be demolished and the expansion of the grocery will occupy the former retail space footprint and an additional 4,200 square feet. The new construction includes: 10,925 square feet of general floor area, a 4,200 square foot loading dock, and a 1,716 square foot pharmacy for a total of 16,841 square feet. The proposed expansion will contain a single story in height.

The site is currently accessed from two connections to Gallatin Avenue, one connection to Eastland Avenue and through an existing public alley to the north which connects to Seymour Avenue. The site plan indicates all points of access will remain unaltered.

The site plan includes 168 parking spaces in a surface lot fronting Gallatin Avenue and on street parking provide along North 12<sup>th</sup> Street. The parking requirements of the currently approved preliminary PUD plan and the Metro Zoning Code are being met according to the parking spaces indicated on the site plan. The site plan includes 10 bicycle parking spaces as required by the Metro Zoning Code.

An 8 foot wide sidewalk and 4.5 foot wide grass strip will be provided along Gallatin Pike and Eastland Avenue. An existing 4 foot wide grass strip and 5 foot wide sidewalk will remain along North 12<sup>th</sup> Street at the rear of the site.

## **ANALYSIS**

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

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

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to

the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:

- a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
- b. The boundary of the planned unit development overlay district is not expanded;
- c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
- d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
- e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
- f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
- g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
- h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
- i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

The proposed revision increases the allowable square footage by 4,479 square feet, which does not exceed the 10 percent threshold established by section 17.40.120.G. The proposed use for the PUD revision is consistent with the already approved PUD.

#### **FIRE MARSHAL RECOMMENDATION**

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

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

#### **STORMWATER RECOMMENDATION**

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

- Approved when grading plan is approved.

#### **PUBLIC WORKS RECOMMENDATION**

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

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Sidewalks are to be located within dedicated ROW, submit recorded copy to MPW prior to building permit sign off.
- Prior to building permit approval, indicate on the plans relocation of the transit stop from the sidewalk, to the back of the proposed sidewalk

#### **TRAFFIC AND PARKING RECOMMENDATION**

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

- Comply with roads comments

**METRO WATER**

**Approve with conditions**

- Approval does not apply to private water and sewer line design. Plans for these must be submitted and approved through a separate review process with Metro Water Permits, before their construction may begin.
- Approval is contingent on approval by Metro Stormwater, concerning the applicable Combined Sewer Policy for this project.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**CONDITIONS**

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.

**Approved with conditions. Consent Agenda (7-0)**

**Resolution No. RS2018-61**

“BE IT RESOLVED by The Metropolitan Planning Commission that 218-77P-001 is **Approved with conditions. (7-0)**”

**CONDITIONS**

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.

**19. 8-65P-003**

**NASHVILLE PARK AND MINI STORAGE**

Council District 02 (DeCosta Hastings)

Staff Reviewer: Gene Burse

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at 2730 Whites Creek Pike, approximately 300 feet north of Moormans Arm Road, zoned CS (8.53 acres), to permit the addition of a 6,000 square foot storage building, requested by Whites Creek Pike Storage, LLC, applicant and owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

Revise preliminary plan and approve final site plan.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at 2730 Whites Creek Pike, approximately 300 feet north of Moormans Arm Road, zoned Commercial Service (CS) (8.53 acres), to permit the addition of a 6,000 square foot storage building.

**Existing Zoning**

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

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential



utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

## **HISTORY**

The original preliminary PUD plan was approved in 1965, as a planned zoning district and was amended into a Planned Unit Development in 1967. The plan was approved for over 75,000 square feet of commercial uses. In 2009, the property was rezoned from the Shopping Center Neighborhood zoning district to the Commercial (CS) zoning district and a portion of the Commercial PUD was amended to permit a 45,773 square foot self-service storage facility and a possible future park. Approximately 43,050 square feet of self-service storage has been built. The types of changes that require concurrence by Metro Council are listed in Section 17.40.120.F (Changes to a Planned Unit Development) of Metro Zoning Code which is shown below in the Analysis section of this staff report. This proposal adds a 6,000 square foot storage building, which is within the square footage permitted by the CS zoning district.

## **SITE PLAN**

The 8.53 acre site is located at on Whites Creek Pike approximately 300 feet north of Moormans Arm Road. Existing conditions include five self-service storage buildings, an office building with associated surface parking with four parking stalls and a shared access drive that is also used by an adjacent retail use. The site is accessed from Whites Creek Pike. The plan maintains the same access point on Whites Creek Pike. The proposed modification does not affect the self-service storage buildings already constructed in the interior of the site.

This request is to revise the preliminary PUD plan and for final site plan approval to permit construction of an additional self-service storage building that will be 6,000 square feet in area and will be 2-stories tall within 20 feet. The new storage building will be set at the same grade as the existing self-service storage buildings, which sit at a lower grade than White Creeks Pike, and will be no taller than the existing onsite office building. The proposed building will be located south of the existing onsite office building near the entrance. Whites Creek Pike, an arterial boulevard according to the Major and Collector Street Plan, requires an 8-foot sidewalk and a 6-foot planting strip which will be installed along site frontage. Landscaping will screen the proposed 6,000 square foot building along White Creek Pike

## **ANALYSIS**

This request is being considered as a revision (minor modification) and does not require Council approval. Section 17.40.120.F permits the Planning Commission to approve minor modifications under certain conditions. Staff finds that the request is consistent with the requirements of Section 17.40.120.F, provided below for review.

### **F. Changes to a Planned Unit Development District.**

1. Modification of Master Development Plan. Applications to modify a master development plan in whole or in part shall be filed with and considered by the planning commission according to the provisions of subsection A of this section. If approved by the commission, the following types of changes shall require concurrence by the metropolitan council in the manner described:

- a. Land area being added or removed from the planned unit development district shall be approved by the council according to the provisions of Article III of this chapter (Amendments);
- b. Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance shall be authorized by council ordinance;
- c. A change in land use or development type beyond that permitted by the specific underlying zoning district shall be authorized only by council ordinance; or
- d. An increase in the total number of residential dwelling units above the number last authorized by council ordinance or, for a PUD district enacted by council ordinance after September 1, 2006, an increase in the total number of residential dwelling units above the number last authorized by council ordinance or above the number last authorized by the most recent modification or revision by the planning commission; or
- e. When a change in the underlying zoning district is associated with a change in the master development plan, council shall concur with the modified master development plan by ordinance.
- f. Any modification to a master development plan for a planned unit development or portion thereof that meets the criteria for inactivity of Section 17.40.120.H.4.a.

The proposed expansion in floor area of the self-service storage use is consistent with the PUD approved by Metro Council and is permitted by the base Commercial Service (CS) zoning district. This proposal does not alter the basic development concept established by the approved PUD plan and the square footage is within the maximum allowed by the base zoning, therefore staff recommends approval with conditions.

## **FIRE DEPARTMENT RECOMMENDATION**

### **Approve with conditions.**

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

**STORMWATER RECOMMENDATION**

**Approve**

**WATER SERVICES**

**Approve with conditions**

- Plans for these must be submitted and approved through a separate review process with Metro Water Permits, before their construction may begin.

**PUBLIC WORKS RECOMMENDATION**

**Approve with conditions.**

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

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

**STAFF RECOMMENDATION**

Staff recommends approval with conditions of the revision and final site plan.

**CONDITIONS**

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. Dedicate 37 feet from the centerline of Whites Creek Pike. Install sidewalks 8 feet in width and a planting strip 6 feet in width along site frontage on Whites Creek Pike.
4. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require re-approval by the Planning Commission and/or Metro Council.

**Approved with conditions. Consent Agenda (7-0)**

**Resolution No. RS2018-62**

"BE IT RESOLVED by The Metropolitan Planning Commission that 8-65P-003 is **Approved with conditions. (7-0)**"

**CONDITIONS**

1. **This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.**
2. **The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**
3. **Dedicate 37 feet from the centerline of Whites Creek Pike. Install sidewalks 8 feet in width and a planting strip 6 feet in width along site frontage on Whites Creek Pike.**
4. **The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require re-approval by the Planning Commission and/or Metro Council.**

**20. 2018Z-019PR-001**

Council District 19 (Freddie O'Connell)

Staff Reviewer: Abbie Rickoff

A request to rezone from IWD to MUL-A zoning on property located at 909 Hawkins Street, approximately 365 feet west of 9th Avenue South (0.83 acres), requested by Fulmer Engineering, LLC, applicant; Willcam Properties, LLC, owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Zone change from IWD to MUL-A**

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed-Use Limited-Alternative (MUL-A) zoning on property located at 909 Hawkins Street, approximately 365 feet west of 9th Avenue South (0.83 acres).

### Existing Zoning

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

### Proposed Zoning

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

### GREEN HILLS-MIDTOWN COMMUNITY PLAN

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

### Consistent with Policy?

The rezoning is consistent with the T4 MU policy, which is intended to provide moderate-to high-density residential development and non-residential development in areas that are envisioned to become primarily mixed-use. The proposed zoning allows for a mixture of uses, including commercial and residential, at a scale commensurate with nearby residential areas, which is in keeping with this policy.

### ANALYSIS

The 0.83-acre property is located west of 8<sup>th</sup> Avenue South, south of Interstate 40. The site contains an existing structure and has frontage on Hawkins Street, a local street, and South Street, a collector avenue. Surrounding land uses include mixed office, commercial, industrial, and community/institutional properties north of South Street and along 8<sup>th</sup> Avenue South, transitioning to primarily residential land uses south of South Street.

The property is located in an area identified by NashvilleNext as a Transition or Infill Area. Areas identified as Transition or Infill are intended to accommodate infill development along and around corridors, where higher density development is appropriate between larger activity centers and surrounding neighborhoods. The site is located approximately 600 feet west of an MTA bus stop on 8<sup>th</sup> Avenue South, which has been identified by NashvilleNext as an immediate-need high capacity transit corridor, identifying this area as appropriate for additional future growth.

The requested rezoning to MUL-A is compatible with surrounding land uses and is consistent with policy. The bulk and building placement standards associated with MUL-A zoning ensure mixed-use development that addresses the pedestrian realm and limits the amount of parking between the building and the street, consistent with the goals of the T4 MU policy.

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.83	0.80 F	28,923 S.F.	103	42	27

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.43	1.0 F	18 U	233	13	28

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.20	1.0 F	8,712 S.F.	204	27	27

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.20	1.0 F	8,712 S.F.	411	15	43

Traffic changes between maximum: **IWD and MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+745	+13	+71

**SCHOOL BOARD REPORT**

Projected student generation existing IWD district: 0 Elementary 0 Middle 0 High  
 Projected student generation proposed MUL-A district: 2 Elementary 1 Middle 1 High

The proposed MUL-A zoning district will generate 4 additional students than what would be generated under the existing IWD zoning, assuming 0.435 acres is utilized for non-residential uses. Students would attend Waverly-Belmont Elementary School, J.T. Moore Middle School, and Hillsboro High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated December 2017.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions, as the requested zone change is consistent with the Urban Mixed Use Neighborhood land use policy.

**CONDITIONS**

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

Ms. Rickoff presented the staff recommendation of approve with conditions.

Jay Fulmer, applicant, spoke in favor of the application. The development will be used mainly for residential use. Mixed Use is being proposed for a small amount of retail.

Matt Cantrell, 900 Southside Place, spoke in opposition. Concerned about view being distorted and property values being decreased. Also concerned about traffic and noise that could be generated from retail.

Marilyn Austin, 937 South Street, spoke in opposition. Concerned about views being blocked.

Susan Rodgers, 929 South Street, spoke in opposition. Concerned about views being blocked.

Leon Toye, 916 Archer Street, spoke in opposition. Concerned about height of development and views being blocked.

Gerald Abrams, 949 & 951 Southside Place, spoke in opposition. Concerned about property values being decreased.

Jay Fulmer clarified that a Traffic Impact Study will be required when development comes back to the Planning Commission. Retail spaces are small enough that a lot of noise shouldn't be generated. Parking will be below the buildings.

**Chairman Adkins closed the Public Hearing.**

Vice Chair Farr spoke in favor of the application. Development and density should be concentrated in the downtown area but does understand the concerns of the neighbors.

Dr. Bichell spoke in favor of the application.

Councilmember Bedne spoke in favor of the application.

Ms. Moore spoke in favor of the application. Understands the concerns of the neighbors but thinks that development near transit is good.

Mr. Gobbell spoke in favor of the application.

Dr. Sims spoke in favor of the application.

**Mr. Gobbell moved and Ms. Farr seconded the motion to approve with conditions. (7-0)**

**Resolution No. RS2018-63**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-019PR-001 is **Approved with conditions. (7-0)**"

**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 Nos. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.**

**21. 2018Z-026PR-001**

Council District 15 (Jeff Syracuse)  
Staff Reviewer: Levi Hill

A request to rezone from AR2a to CS zoning on a portion of property located at 2400 Pennington Bend Road, approximately 2,600 feet northwest of Music City Circle (3.41 acres), requested by Tune Entrekin and White, PC, applicant; Gleaves Farm, LTD, L.P., owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from AR2a to CS.**

Zone Change

A request to rezone from Agricultural/Residential (AR2a) to Commercial Service (CS) zoning on a portion of property located at 2400 Pennington Bend Road, approximately 2,600 feet northwest of Music City Circle (3.41 acres).

**Existing Zoning**

Agricultural/Residential requires a minimum lot size of two acres and 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.

**Proposed Zoning**

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

**DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN**

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

Consistent with Policy?

Yes. The rezoning meets the goals of the policy by allowing a variety of commercial uses adjacent to Music Valley Drive which is identified as a collector by the Major and Collector Street Plan. The rezoning would provide opportunities for development consistent with the surrounding land uses and established development pattern for the area. Additionally, the rezoning would permit a variety of commercial uses including retail, consumer services, and restaurants in proximity to residential neighborhoods and existing transient lodging establishments.

**ANALYSIS**

The site consists of 3.41 acre portion of parcel 035 and is located at 2400 Pennington Bend Road, approximately 2,600 feet northwest of Music City Circle. The site is currently vacant. The adjacent property to south is vacant while property to the west is developed with single family residences. Surrounding property to the north consists of various commercial and recreational uses including a recreational vehicle park, offices, and automobile dealers. The existing zoning allows single and two-family residential uses with a two acre minimum lot size.

The Suburban Community Center policy is intended to create and enhance suburban community centers encouraging their development or redevelopment as intense mixed use areas that are compatible with the general character of suburban neighborhoods. The requested rezoning to CS is consistent with the surrounding land uses and land use policies of the area. The proposed rezoning allows for development of property in a way that enhances the area and meets the goals of the policy. Prior to development, the applicant may be required to perform a traffic impact study to address the increased vehicle trips which may result from the potential increase in commercial activity generated by the future development of this site.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- Traffic study may be required at time of development.

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)	3.41	0.5 D	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	3.41	0.6 F	89,123 S.F.	6302	144	589

Traffic changes between maximum: **AR2a and CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+6,282	+142	+586

**STAFF RECOMMENDATION**

Staff recommends approval as the request is consistent with the T3 Community Center policy at this location.

**Approved. Consent Agenda (7-0)**

**Resolution No. RS2018-64**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-026PR-001 is **Approved. (7-0)**”

**22. 2018Z-027PR-001**

Council District 19 (Freddie O’Connell)  
Staff Reviewer: Abbie Rickoff

A request to rezone from IR to IG zoning for property located at Visco Drive (unnumbered), at the corner of Pumping Station Road and Visco Drive (4.87 acres), requested by Dale & Associates, applicant; Turner Properties, owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from IR to IG**

Zone Change

A request to rezone from Industrial Restrictive (IR) to Industrial General (IG) zoning for property located at Visco Drive (unnumbered), at the corner of Pumping Station Road and Visco Drive (4.87 acres).

**Existing Zoning**

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

**Proposed Zoning**

Industrial General (IG) is intended for a wide range of intensive manufacturing uses.

## **SOUTH NASHVILLE COMMUNITY PLAN**

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, 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.

D Industrial (D IN) is intended to maintain, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

### Consistent with Policy?

Staff finds this rezoning to be consistent with CO policy, which covers a majority of the site and identifies the presence of floodplain/floodway, slopes, and associated stormwater buffers. Two small areas near the northeastern and southwestern property corners are located in D-IN policy. The site is adjacent (east and north) of several parcels located in mixed D-IN, CI (Civic), and CO policies. In some instances, industrial development may be appropriate in the floodplain along the Cumberland River, given its economic value as a working river with flood control measures in place. In such cases, consideration should be given to the surrounding policies and context, and guidance from Industrial policies may be applied in lieu of guidance from Conservation policy. It may be advisable to apply Supplemental Policies that provide additional guidance on mitigation or remediation of sensitive lands. A Supplemental Policy has not been adopted for this area.

## **ANALYSIS**

The vacant site is located at the corner of Pumping Station Road and Visco Drive, east of Fesslers Lane and south of the Cumberland River. The site is located in a larger industrial activity center generally bounded by the Cumberland River (north), Lebanon Pike (south), Interstate 24 (west), and Spence Lane (east). Pumping Station Road generally runs parallel to an active rail line that supports the industrial uses in the immediate vicinity. Surrounding land uses along Visco Drive and Pumping Station Road include primarily industrial, vacant, and commercial properties, and there are several Metro-owned properties in the immediate vicinity including a water treatment facility (east) and policy impound lot (south).

The proposed IG zoning would permit more intense industrial land uses currently not permitted under the existing IR zoning. However, the site is already zoned for industrial uses and is located in an area that is dominated by industrial activities, which historically developed along the Cumberland to ferry cargo. The proposed IG zoning is consistent with recently approved IG rezoning requests to the west of the site. The area is serviced by an existing rail line and barges for river transport, which is necessary for freight traffic.

Future development, including permitted land uses, would be subject to the regulations and controls of the Metro Stormwater Management Manual. Development along the Cumberland has higher measures of flood control than other areas in Davidson County, and industrial properties are subject to stormwater buffer requirements and all applicable local, state, and federal regulations. While the existing environmental features may impact or restrict future development, Metro Stormwater would review the site-specific details and make a final determination on flood control measures during permit review.

## **TRAFFIC AND PARKING RECOMMENDATION**

### **Approve with conditions**

- TIS may be required at the time of redevelopment.

No traffic table was prepared as there is not anticipated to be an increase in traffic.

## **STAFF RECOMMENDATION**

Industrial uses are consistent with CO policy guidance for properties along the Cumberland River; therefore, staff recommends approval.

### **Approved. Consent Agenda (7-0)**

#### **Resolution No. RS2018-65**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-027PR-001 is **Approved. (7-0)**”

**23. 2018Z-028PR-001**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Abbie Rickoff

A request to rezone from IR to IG zoning for property located at 1120 Visco Drive, approximately 445 feet north of Pumping Station Road (3.92 acres), requested by Dale & Associates, applicant; Mark Steve Meadows, owner.  
**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from IR to IG**

Zone Change

A request to rezone from Industrial Restrictive (IR) to Industrial General (IG) zoning for property located at 1120 Visco Drive, approximately 445 feet north of Pumping Station Road (3.92 acres).

**Existing Zoning**

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

**Proposed Zoning**

Industrial General (IG) is intended for a wide range of intensive manufacturing uses.

**SOUTH NASHVILLE COMMUNITY PLAN**

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, 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?

Staff finds this rezoning to be consistent with CO policy. It is not uncommon for Conservation policy to be applied to already-developed industrial areas located along the Cumberland River, such as this site, in order to identify land with sensitive environmental features as areas that may need additional protection if redevelopment occurs. Occasionally, industrial development in conservation districts may be appropriate in the floodplain along the Cumberland River, given its economic value as a working river with flood control measures in place. In such cases, consideration should be given to the surrounding policies and context, and guidance from Industrial policies may be applied in lieu of guidance from Conservation policy. It may be advisable to apply Supplemental Policies that provide additional guidance on mitigation or remediation of sensitive lands. A Supplemental Policy has not been adopted for this area.

**ANALYSIS**

The property is located on the north side of Visco Drive, west of Spence Lane and directly south of the Cumberland River. The site is located in a larger industrial center generally bounded by the Cumberland River (north), Lebanon Pike (south), Interstate 24 (west), and Spence Lane (east). The property currently contains an office/distribution warehouse and equipment used for freight delivery. Surrounding land uses along Visco Drive and Pumping Station Road include primarily industrial, vacant, and commercial properties, and there are several Metro-owned properties in the immediate vicinity, including a water treatment facility (east) and policy impound lot (south). There is also an active rail line south of Visco Drive that supports the industrial uses in the immediate area.

The proposed IG zoning would permit more intense industrial land uses currently not permitted under the existing IR zoning. However, the site is already zoned for industrial uses and is located in an area with a high concentration of industrial properties, which historically developed along the Cumberland to ferry cargo. . The proposed IG zoning is consistent with recently approved IG rezoning requests to the west of the site. Future development, including permitted land uses, would be subject to the regulations and controls of the Metro Stormwater Management Manual. Development along the Cumberland has higher measures of flood control than other areas in Davidson County, and industrial properties are subject to stormwater buffer requirements and all applicable local, state, and federal regulations. While the existing environmental features may impact or restrict future development, Metro Stormwater would review the site-specific details and make a final determination on flood control measures during permit review.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- TIS may be required at the time of redevelopment.

No traffic table was prepared as there is not anticipated to be an increase in traffic.



**STAFF RECOMMENDATION**

Industrial uses are consistent with CO policy guidance for properties along the Cumberland River; therefore, staff recommends approval.

**Approved. Consent Agenda (7-0)**

**Resolution No. RS2018-66**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-028PR-001 is **Approved. (7-0)**”

**24. 2018Z-029PR-001**

Council District 12 (Steve Glover)  
Staff Reviewer: Latisha Birkeland

A request to rezone from RS15 to RS10 zoning for properties located at 4619 Hessey Road, 3375 Earhart Road and Earhart Road (unnumbered), at the corner of Earhart Road and Hessey Road (51.9 acres), requested by Dale & Associates, applicant; Chris C. Pardue, and The Brandon Pardue Trust, owners.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

Zone change from RS15 to RS10.

Zone Change

A request to rezone from Single-Family Residential (RS15) to Single-Family Residential (RS10) zoning for properties located at 4619 Hessey Road, 3375 Earhart Road and Earhart Road (unnumbered), at the corner of Earhart Road and Hessey Road (51.9 acres).

**Existing Zoning**

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. *RS15 would permit a maximum of 128 units based on acreage alone. Application of the Subdivision Regulations may result in fewer lots.*

**Proposed Zoning**

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 192 units based on acreage alone. Application of the Subdivision Regulations may result in fewer lots.*

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

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

T3 Suburban 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 RS10 zoning district is consistent with the T3 Suburban Neighborhood Evolving policy. Neighborhood evolving areas can support a variety housing types, including single-family neighborhoods and are intended to achieve a range of densities and housing options. The proposed zoning allows for single-family lots with a minimum of 10,000 square feet per lot. Single-family residential uses are consistent with the T3 Suburban Neighborhood Evolving policy.

**ANALYSIS**

The properties are located east Earhart Road and north of Hessey Road within the Donelson-Hermitage-Old Hickory Community Plan area. The properties in this proposal consist of existing single-family and vacant land uses. The proposed zone change meets the intent of the T3 Suburban Neighborhood Evolving policy.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

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

Maximum Uses in Existing Zoning District: **RS15**

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)	51.9	2.9 D	150 U	1510	115	155

Maximum Uses in Proposed Zoning District: **RS10**

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)	51.9	4.35 D	225 U	2193	168	223

Traffic changes between maximum: **RS15 and RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+75 U	+683	+53	+68

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RS15 district: **14 Elementary 9 Middle 7 High**

Projected student generation proposed RS10 district: **21 Elementary 13 Middle 11 High**

The proposed RS10 zoning district could generate 15 more students than what is typically generated under the existing RS15 zoning district. Students would attend Ruby Major Elementary, Donelson Middle School, and McGavock High School. All schools have been identified as having additional capacity. This information is based upon data from the school board last updated December 2017.

**STAFF RECOMMENDATION**

Staff recommends approval. The proposed rezoning is consistent with the T3 Suburban Neighborhood Evolving policy areas.

**CONDITIONS**

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

Ms. Birkeland presented the staff recommendation of approve with conditions.

Roy Dale, applicant, spoke in support of the application. Rezoning will provide a variety of housing and density. Also will provide walkability and open space which is in line with NashvilleNext.

Steven Hoswell, 2524 Hessey Pass, spoke in opposition because of traffic.

Justin Purkey, 4645 Hessey Road, spoke in opposition. Questioned if the lot sizes are going to remain the same.

Verlyn Steward, 3542 Earhart Road, spoke in opposition. Concerned about fire and emergency services access. Feels request is inconsistent with development around it.

Roy Dale clarified that a Traffic Impact Study and concept plan will be required for development. Rezoning is consistent with the policy and the area needs more density.

**Chairman Adkins closed the Public Hearing.**

Dr. Sims spoke in support of the application.

Mr. Gobbell spoke in support of the application.

Ms. Moore spoke in support of the application.

Councilmember Bedne spoke in support of the application.

Dr. Bichell spoke in support of the application.

Vice Chair Farr spoke in support of the application.

**Ms. Farr moved and Mr. Gobbell seconded the motion to approve with conditions.**

**Resolution No. RS2018-67**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-029PR-001 is **Approved with conditions. (7-0)**”

**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 Nos. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.**

**H: OTHER BUSINESS**

- 25. New employee contract for Eric Hammer

Approved. Consent Agenda (7-0)

**Resolution No. RS2018-68**

“BE IT RESOLVED by The Metropolitan Planning Commission that the new employee contract for Eric Hammer is **Approved. (7-0)**”

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

Approved. Consent Agenda (7-0)

**Resolution No. RS2018-69**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are **Approved. (7-0)**”

- 30. Legislative Update

**I: MPC CALENDAR OF UPCOMING EVENTS**

**March 22, 2018**

MPC Meeting

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

**April 10, 2018**

MPC Work Session

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

**April 12, 2018**

MPC Meeting

4 pm, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

**April 19, 2018**

MPC Meeting – Capital Improvements Budget

4 pm, 511 Oman Street, Metro Park Conference Room

**April 26, 2018**

MPC Meeting

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

**J: ADJOURNMENT**

The meeting adjourned at 5:13 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Metro Office Building, 2<sup>nd</sup> Floor  
800 Second Avenue South  
Nashville, Tennessee 37219

Date: March 8, 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: Moore; Bichell; Sims; Gobbell
  - b. Leaving Early: Farr (8:30p)
  - c. Not Attending: Blackshear
2. Legal Representation – Emily Lamb will be attending.

**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 2/27/2018**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '17</b>
Specific Plans	2	5
PUDs	0	1
UDOs	0	1
Subdivisions	9	24
Mandatory Referrals	20	38
<b>Grand Total</b>	31	69

<b>SPECIFIC PLANS (finals only): MPC Approval</b>						
<b>Finding: Final site plan conforms to the approved development plan.</b>						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
11/2/2017 11:33	2/23/2018 0:00	PLRECAPP	2009SP-025-002	MOUNTAIN SPRINGS	A request for final site plan approval on properties located at 5000 Mountain Springs Road and at Hobson Pike (unnumbered), north of Hobson Pike, zoned SP-MR and partially within the Murfreesboro Pike Urban Design Overlay District (28.09 acres), to permit 152 multi-family dwelling units, requested by Kimley-Horn, PLLC, applicant, for Belz-McDowel Properties, owner.	32 (Jacobia Dowell)
11/21/2017 15:36	2/26/2018 0:00	PLRECAPP	2017SP-050-002	ORLANDO AND BURGESS	A request for final site plan approval on properties located at 5402 and 5408 Burgess Avenue and on a portion of 5400 Burgess Avenue, approximately 200 feet south of Patina Circle, zoned SP-R (2.07 acres), to permit eight multi-family residential units, requested by OHM-Advisors, applicant; RCP Land, LLC, owner.	24 (Kathleer Murphy)

<b>URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval</b>						
<b>Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.</b>						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

<b>PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval</b>						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

<b>MANDATORY REFERRALS: MPC Approval</b>						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
1/19/2018 11:29	2/15/2018 0:00	PLRECAPP	2018M-001SR-001	CHARLOTTE AVENUE RENAMING	A request to rename a portion of Charlotte Avenue to "Dr M L King Jr Blvd", from 3rd Avenue North to I-40/George L Davis Boulevard (see map for details), requested by Councilmember Sharon Hurt, applicant.	19 (Freddie O'Connell)
1/24/2018 15:12	2/15/2018 0:00	PLRECAPP	2018M-006PR-001	NASHVILLE YARDS	A request for an ordinance authorizing the acquisition of an interest in a parcel of real property and the granting of an easement in that same parcel in connection with the development of the	19 (Freddie O'Connell)

					Nashville Yards project in downtown Nashville, requested by the Metro Legal Department, applicant.	
1/29/2018 10:31	2/15/2018 0:00	PLRECAPP	2018M-014ES-001	BRICK CHURCH PIKE SIDEWALK PROJECT	A request for permanent drainage easements, temporary construction easements and right-of-way easements for the Brick Church Pike Sidewalk Project, Between Masonwood Drive and Village Trail (Project No. 2016-R-41), requested by Metro Public Works, applicant.	03 (Brenda Haywood)
1/30/2018 9:44	2/15/2018 0:00	PLRECAPP	2017M-022PR-006	STORMWATER REPETITIVE FLOOD DAMAGE HOME BUYOUT 6	A request to authorize the Director of Public Property, or his designee, to negotiate and acquire, by fee simple purchase, various properties for Metro Water Services (Project No. 17WS0001) (Map 083-13 Parcel 535; Map 052-09 Parcel 162; Map 062-05 Parcel 038; Map 062-01 Parcels 024, 025), requested by Metro Water Services, applicant.	06 (Brett Withers); 15 (Jeff Syracuse)
1/30/2018 15:24	2/15/2018 0:00	PLRECAPP	2018M-007PR-001	0 HARVARD AVENUE PROPERTY DONATION	A request for an ordinance approving and authorizing the Director of Public Property Administration, or his designee, to accept a donation of real property located at 0 Harvard Avenue (Map 052-05 Parcel 153) for flood-prone property, requested by Metro Water Services, applicant.	07 (Anthony Davis)
1/30/2018 8:20	2/16/2018 0:00	PLRECAPP	2018M-015ES-001	BELLE FOREST CIRCLE SIDEWALK PROJECT	A request for temporary construction easements and a right-of-way easement for the Belle Forest Circle Sidewalk Project, between Highway 70 South and Old Hickory Boulevard (Project No. 2017-R-011), requested by Metro Public Works, applicant.	22 (Sheri Weiner)
1/30/2018 8:45	2/16/2018 0:00	PLRECAPP	2018M-016ES-001	TUSCULUM ROAD SIDEWALK PROJECT	A request for drainage easements, temporary construction easements and right-of-way easements for the Tusculum Road Sidewalk Project, between McMurray Drive and Nolensville Pike (Project No. 2017-R-11), requested by Metro Public Works, applicant.	27 (Davette Blalock)
1/30/2018 9:04	2/16/2018 0:00	PLRECAPP	2018M-017ES-001	EASTLAND AVENUE SIDEWALK PROJECT	A request for temporary construction easements and a right-of-way easement for the Eastland Avenue Sidewalk Project, between North 16th Street and Setliff Place (Project No. 2017-R-017), requested by Metro Public Works, applicant.	06 (Brett Withers)
1/23/2018 10:37	2/16/2018 0:00	PLRECAPP	2018M-011ES-001	TRABUE STREET ABANDONMENT OF EASEMENT RIGHTS	A request for the abandonment of easement rights on a portion of former Trabue Street: (right-of-way previously abandoned by Council Bill 56-91) (See map for details), requested by Metro Water Services, applicant.	17 (Colby Sledge)
1/23/2018 11:16	2/16/2018 0:00	PLRECAPP	2018M-012ES-001	BELMONT PARK TERRACE SIDEWALK PROJECT	A request for temporary construction easements for the Belmont Park Terrace Sidewalk Project, between Lone Oak Road and Arden Place (Map 131-07 Parcel 110; Map 131-03 A Parcel 900) (Project No. 2017-R-019), requested by Metro Public Works, applicant.	25 (Russ Pulley)
1/30/2018 9:16	2/20/2018 0:00	PLRECAPP	2018M-018ES-001	DICKERSON PIKE SIDEWALK PROJECT	A request for right-of-way easements, temporary construction easements and drainage easements for the Dickerson Pike Sidewalk Project, between 280' feet	08 (Nancy VanReece)

					of Gordon Terrace and Dellway Drive (Project No. 2016-R-48), requested by Metro Public Works, applicant.	
1/31/2018 9:33	2/20/2018 0:00	PLRECAPP	2018M-025ES-001	ALLEY NO. 12 ABANDONMENT OF EASEMENT RIGHTS	A request for the abandonment of a storm water pipe easement for former Alley No. 12 (easement rights were previously abandoned by Council Bill No. 085-726) (Map 093-06-4 Parcels 083, 084), requested by Metro Water Services, applicant.	19 (Freddie O'Connell)
2/1/2018 9:28	2/20/2018 0:00	PLRECAPP	2018M-026ES-001	CHESTER AVENUE STORMWATER IMPROVEMENT PROJECT	A request for permanent and temporary easements, acquired through negotiations and acceptance, for the Chester Avenue Stormwater Improvement Project (Project No. 18-SWC-260), requested by Metro Water Services, applicant.	07 (Anthony Davis)
1/30/2018 10:51	2/20/2018 0:00	PLRECAPP	2018M-019ES-001	LINBAR DRIVE SIDEWALK PROJECT	A request for right-of-way easements, temporary construction easements and a drainage easement for the Linbar Drive Sidewalk Project, between Harding Place and Wallace Road (Project No. 2017-R-022), requested by Metro Public Works, applicant.	30 (Jason Potts)
1/30/2018 13:35	2/20/2018 0:00	PLRECAPP	2018M-020ES-001	23RD AVENUE NORTH SIDEWALK PROJECT	A request for temporary construction easements and right-of-way easements for the 23rd Avenue North Sidewalk Project, between Buchanan Street and Cass Street (Project No. 2017-R-006), requested by Metro Public Works, applicant.	02 (DeCosta Hastings); 21 (Ed Kindall)
1/30/2018 14:00	2/20/2018 0:00	PLRECAPP	2018M-021ES-001	SUSAN COMPTON PROPERTY	A request for the abandonment of approximately 17 linear feet of 8-inch Sewer Main and easements, and to accept new Sanitary Manholes and any associated easements (MWS Project No. 17-SL-209) (Map 116-12 T Parcels 001, 002, 900), requested by Metro Water Services, applicant.	34 (Angie Henderson)
1/30/2018 14:10	2/20/2018 0:00	PLRECAPP	2018M-022ES-001	CHERYL AVENUE STORMWATER IMPROVEMENT PROJECT	A request for permanent and temporary easements, acquired through negotiations and acceptance, for the Cheryl Avenue Stormwater Project (Map 052-02 Parcel 5, 6, 139, 157, 158, 167) (Project No. 18-SWC-259), requested by Metro Water Services, applicant.	09 (Bill Pridemore)
1/30/2018 15:10	2/20/2018 0:00	PLRECAPP	2018M-024ES-001	2ND AVENUE NORTH STORMWATER IMPROVEMENT PROJECT	A request for permanent and temporary easements, acquired through negotiations and acceptance, for the 2nd Avenue North Improvement Project (Map 082-09 Parcels 133, 134) (Project No. 18-SWC-258), requested by Metro Water Services, applicant.	19 (Freddie O'Connell)
1/2/2018 10:34	2/21/2018 0:00	PLRECAPP	2018M-004EN-001	ETC RESTAURANT AT 3790 BEDFORD AVENUE AERIAL ENCROACHMENT	A request for an aerial encroachment comprised of an awning covering an existing patio encroaching the public right-of-way on property located at 3790 Bedford Avenue (Map 117-10 Parcel 112), requested by Powell Construction Studio, applicant; Montgomery Turner Sr., owner.	25 (Russ Pulley)
2/21/2018 9:01	2/22/2018 0:00	PLRECAPP	2018M-008PR-001	DONELSON CORPORATE CENTRE, L.P. LEASE AGREEMENT	A request for an ordinance approving a lease agreement between the Metropolitan Government of Nashville and Davidson County and Donelson Corporate Centre, L.P. for office space at 3055 Lebanon Road (Map 085 Parcel	14 (Kevin Rhoten)



					037), requested by the Metro Department of Finance, applicant.	
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SUBDIVISIONS: Administrative Approval						
Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
11/13/2017 9:59	2/20/2018 0:00	PLAPADMIN	2018S-001-001	AMENDED ANTIOCH PIKE PROJECTS RESUB OF LOTS 1-4	A request for final plat approval to consolidate four lots into one lot on property located at Antioch Pike (unnumbered) and Jansing Drive (unnumbered), approximately 175 feet northwest and approximately 200 feet southwest of the intersection of Antioch Pike and Jansing Drive, zoned CS (8.18 acres), requested by Crawford & Cummings, PC, applicant; Sailesh R & Sanjay Patel, owners.	28 (Tanaka Vercher)
6/27/2017 12:07	2/22/2018 0:00	PLAPADMIN	2017S-179-001	PARK PRESERVE PHASE 2	A request for final plat approval to create 26 single-family residential lots on a portion of property located at 3028 Gwynnwood Drive, approximately 880 feet south of Ewing Drive, zoned R8, RM9 and within a Planned Unit Development Overlay District (9.01 acres), requested by Ragan-Smith and Associates, applicant; Habitat For Humanity of Greater Nashville, owner.	02 (DeCosta Hastings)
1/11/2018 10:21	2/22/2018 0:00	PLAPADMIN	2018S-034-001	401 BROADWAY	A request for final plat approval to create two lots on property located at 401 Broadway, at the southwest corner of Broadway and 4th Avenue South, zoned DTC and within the Capitol Mall Redevelopment District and the Lower Broadway Historic Preservation District (0.27 acres), requested by S & ME, Inc., applicant; Tower 401 Broadway, LLC, owner.	19 (Freddie O'Connell)
9/14/2017 12:05	2/23/2018 0:00	PLAPADMIN	2017S-240-001	MATLOCK, 1ST REVISION	A request for final plat approval to dedicate right-of-way on various properties on Isabelle Lane, approximately 460 feet south of Mt. View Road, zoned RM15 and within a Planned Unit Development Overlay District (9.01 acres), requested by Wamble & Associates, applicant; various property owners.	32 (Jacobia Dowell)
11/14/2017 13:44	2/23/2018 0:00	PLAPADMIN	2018S-002-001	KENSAL GREEN SUBDIVISION	A request for final plat approval to create 42 single-family lots on property located at Mt. View Road (unnumbered), approximately 300 feet south of Mooregate Drive, zoned R15 and within a Planned Unit Overlay District (16.8 acres), requested by Wamble and Associates, applicant; Kensal Green, LLC, owners.	33 (Antoinette Lee)
11/2/2017 11:17	2/23/2018 0:00	PLAPADMIN	2017S-199-002	MOUNTAIN SPRINGS	A request for final site plan approval to create up to 38 lots on a portion of property located at 5000 Mountain Springs Road, approximately 1,100 feet northwest of Hobson Pike, zoned RM15 and within the Murfreesboro Pike Urban Design Overlay District	32 (Jacobia Dowell)

					(12.22 acres), requested by Kimley-Horn, applicant; Belz-McDowell Properties, owner.	
11/2/2017 10:55	2/26/2018 0:00	PLAPADMIN	2017S-277-001	SOUTHVALE SUBDIVISION RESUB OF LOTS 1 AND 2	A request for final plat approval to abandon a 50 foot access easement for Lot 2 on properties located at 405 and 411 Thompson Lane, at southwest corner of Thompson Lane and Elizabeth Street, zoned CS (1.5 acres), requested by James Terry and Associates, applicant; Lyzon Partners, GP, owners.	16 (Mike Freeman)

Performance Bonds: Administrative Approvals			
Date Approved	Administrative Action	Bond #	Project Name
2/16/18	Approved New	2016B-065-001	BELLEVUE STATION SUBDIVISION LOT 3
2/21/18	Approved New	2017B-035-001	THE RESERVE AT SEVEN POINTS
2/20/18	Approved Extension	2016B-032-002	1122 CHESTER AVENUE
2/21/18	Approved New	2017B-044-001	2ND & HART PARTNERS, LLC
2/21/18	Approved New	2017B-047-001	PARK PRESERVE PHASE 2
2/20/18	Approved Extension/Reduction	2016B-037-002	VILLAGE GREEN PHASE 1
2/15/18	Approved Extension	2016B-051-002	VISTA
2/16/18	Approved Extension/Reduction	2016B-059-002	PIEDMONT SUBDIVISION RESUB OF LOT 1

#### Schedule

- A. **Tuesday, March 6, 2018- MPC Work Session** , 11:30 am, 800 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> 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