

Metropolitan Planning Commission



Staff Reports

March 8, 2018



Metro Planning Commission Meeting 3/8/2018

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



SEE NEXT PAGE



NO SKETCH



**Project Nos. and
Council Bill Nos.**

**Text Amendment 2017Z-029TX-001, BL2017-1029
Text Amendment 2017Z-030TX-001, BL2017-1030**

**Council District
School District
Requested by**

Countywide
Countywide
Councilmember Steve Glover

Deferrals

BL2017-1029 and BL2017-1030 were deferred at the December 14, 2017, and January 11, 2018, Planning Commission meetings. No public hearing was held.

**Staff Reviewer
Staff Recommendation**

Milligan
Defer to the March 22, 2018, Planning Commission meeting.

TEXT AMENDMENTS

Amend Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to sidewalk requirements.

STAFF RECOMMENDATION

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

ORDINANCE BL2017-1029

An ordinance amending Metropolitan Code of Laws Section 17.20.120 to require contributions paid in lieu of the construction of sidewalks to stay within council districts (Proposal No. 2017Z-029TX-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.20.120 of the Metropolitan Code of Laws is hereby amended by deleting subsection D in its entirety and substituting in lieu thereof the following:

- D. Contribution to the fund for sidewalks as an alternative to sidewalk installation.
 - 1. When a public sidewalk is required by subsection A, but installation is not required by subsection C of this section, the building permit applicant may make a financial contribution to the fund for sidewalks in lieu of construction. The value of the contribution shall be the average linear foot sidewalk project cost, including new and repair projects, determined by July 1 of each year by the department of public works' review of sidewalk projects contracted for or constructed by the metropolitan government.



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2. Any such contributions received by the metropolitan government shall be assigned and designated for implementation of the strategic plan for sidewalks and bikeways, as approved by the planning commission. The applicant's payment shall be allocated within ten years of receipt of the payment within the same council district as the property to be developed; otherwise, the payment shall be refunded to the building permit applicant.
3. Contribution to the pedestrian network as an alternative to sidewalk installation required under this section shall be received by the department of public works and written confirmation of the contribution sent to the department of codes administration prior to the issuance of a building permit.

Section 2. That Section 17.04.060 of the Metropolitan Code of Laws is amended by deleting the definition for "Pedestrian benefit zones" in its entirety.

Section 3. This Ordinance shall take effect July 1, 2018, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Steve Glover

ORDINANCE BL2017-1030

An ordinance amending 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 (Proposal No. 2017Z-030TX-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Chapter 2.48 of the Metropolitan Code of Laws is hereby amended by adding the following as new section 2.48.040:

Section 2.48.040 – Annual Study of Sidewalk Costs

The department of public works shall conduct an annual study which determines the costs of constructing sidewalks within Davidson County, to be completed by July 1 of each year. Such study shall solicit input from all affected parties and shall include hearings open to the public. The results of each study shall be submitted to the metropolitan council immediately upon completion.

Section 2. That Section 17.20.120 of the Metropolitan Code of Laws is hereby amended by adding the following as subsection D.4:



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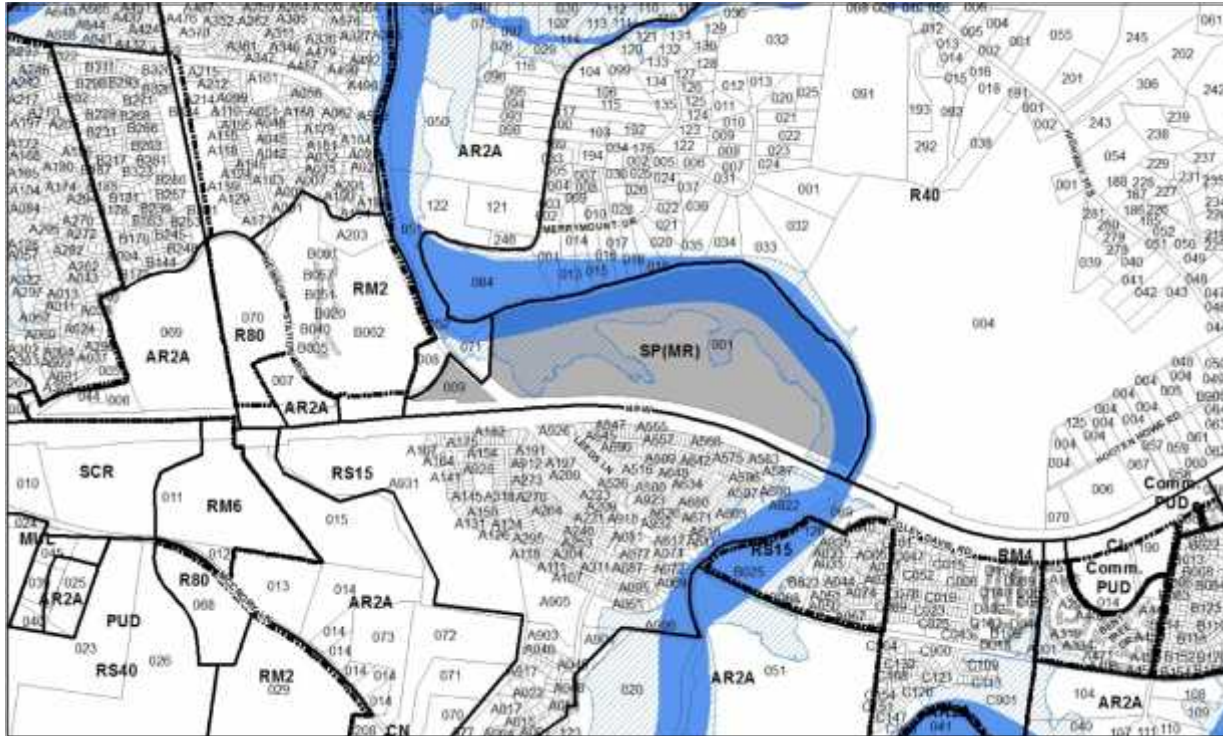
4. If the study required under section 2.48.040 of the Metropolitan Code of Laws is not timely completed, the department of public works shall not require any applicant to pay a contribution, as otherwise provided for under this section, until such study is completed.

Section 3. This Ordinance shall take effect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Steve Glover



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2006SP-093-001

Olde Mill SP (PERIODIC REVIEW)

Map 140, Parcel(s) 009

Map 141, Parcel(s) 001

06, Bellevue

22 (Sheri Weiner)

35 (Dave Rosenberg)



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Item #2

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

Deferrals	This item was deferred at the January 11, 2018, and January 25, 2018, Planning Commission meetings. No public hearing was held.
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Staff Reviewer	Hill
Staff Recommendation	<i>Defer to the April 26, 2018, Planning Commission meeting.</i>

APPLICANT REQUEST

Periodic review of a Specific Plan.

Periodic SP Review

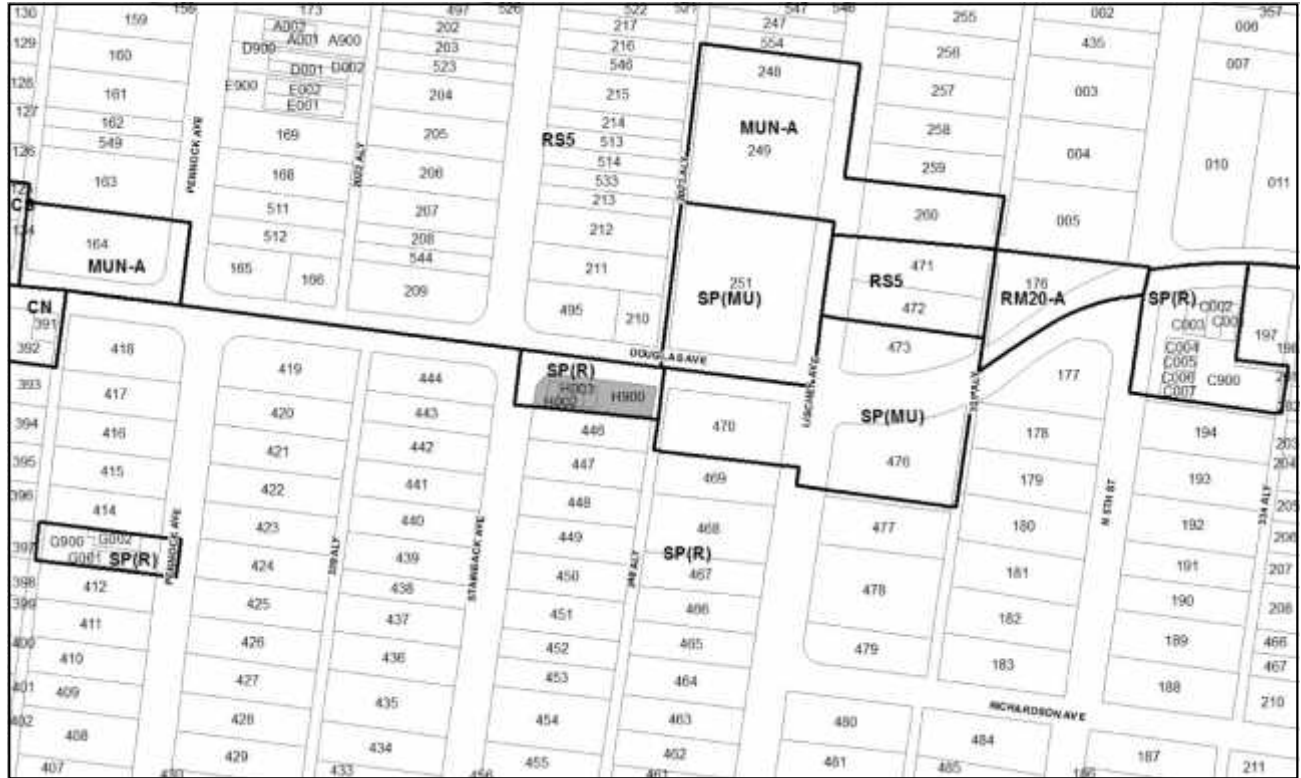
A request for a periodic review of the Olde Mill Specific Plan located at 8811 Newsom Station Road and 8873 Newsom Station Road, approximately 1700 feet northwest of Coley Davis Road (131.06 acres).

STAFF RECOMMENDATION

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



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2015SP-049-003

1225 STAINBACK AVENUE SP (AMENDMENT)

Map 071-15-0-H, Parcel(s) 001-004, 900

05, East Nashville

05 (Scott Davis)



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

Deferrals This item was deferred at the January 11, 2018, January 25, 2018, and February 8, 2018, Planning Commission meetings. A public hearing was held at the February 8, 2018, meeting and remains open.

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

APPLICANT REQUEST

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

Preliminary SP

A request to amend a Specific Plan to permit all uses permitted in the RM40-A zoning district in four units on properties located at 330, 332, 334, 336, and 336 B Douglas Avenue, at the southeast corner of Douglas Avenue and Stainback Avenue, zoned Specific Plan-Residential (SP-R) (0.14 acres).

STAFF RECOMMENDATION

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



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2018SP-003-001
1600 DB TODD JR. SP
Map 081-15, Parcel(s) 202
08, North Nashville
21 (Ed Kindall)



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

Deferrals This item was deferred at the January 11, 2018, and February 22, 2018 Planning Commission meeting. A public hearing was held and closed.

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

APPLICANT REQUEST

Preliminary SP to permit up to three residential units.

Preliminary SP

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

STAFF RECOMMENDATION

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



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2018SP-016-001

CITY VIEW ESTATES SP

Map 070-07, Parcel 118

03, Bordeaux-Whites Creek

02 (DeCosta Hastings)



Project No. **Specific Plan 2018SP-016-001**
Project Name **City View Estates SP**
Council District 2 – Hastings
School District 1 – Gentry
Requested by Civil Design Consultants, LLC, applicant; Progressive Development, LLC, owner.

Deferrals This item was deferred from the January 11, January 25, February 8, and February 22, 2018, Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

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

Preliminary SP

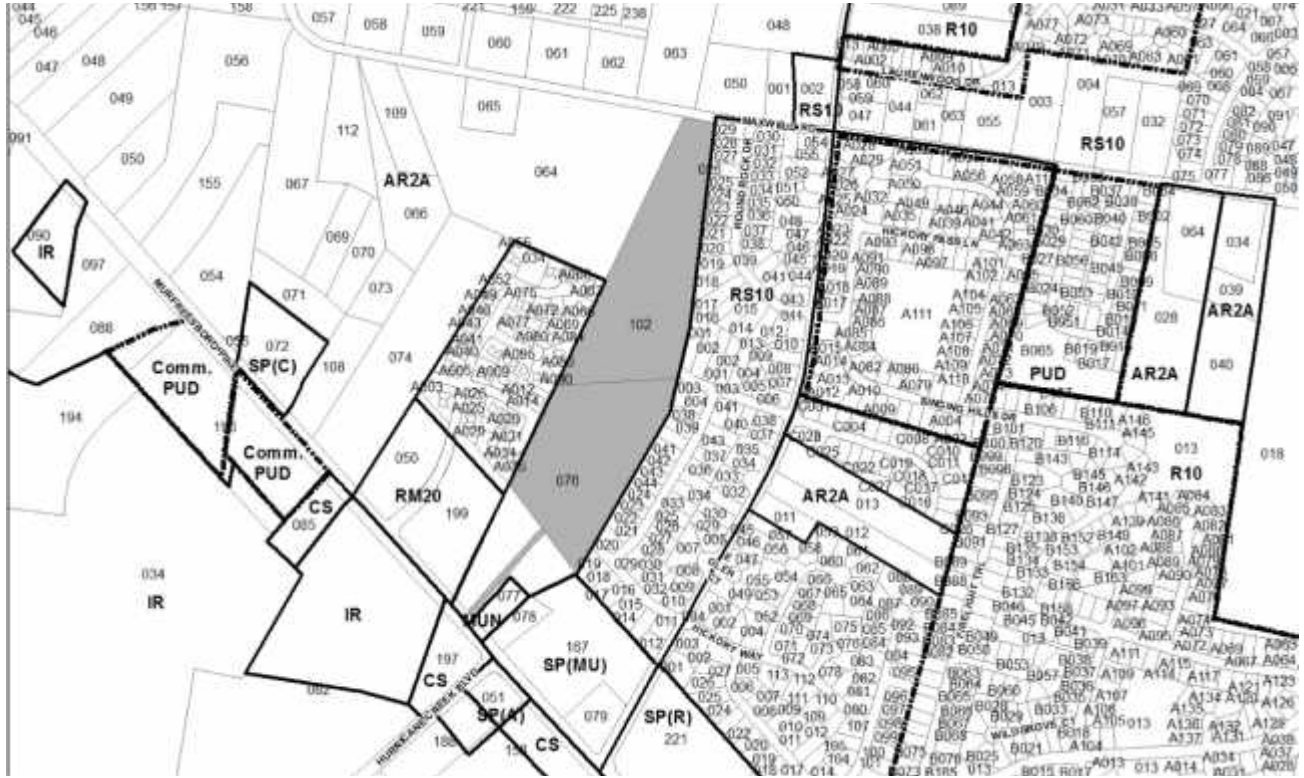
A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) zoning on property located at 926 West Trinity Lane, approximately 440 feet east of the intersection of West Trinity Lane and Old Buena Vista Road/Youngs Lane (1.30 acres), to permit up to 16 multi-family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

STAFF RECOMMENDATION

Staff recommends deferral to the April 26, 2018, Planning Commission meeting as requested by the applicant.



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



Project No. Specific Plan 2018SP-019-001
Project Name Oliveri Property SP
Council District 33 – Lee
School District 6 - Hunter
Requested by Edge Planning, Landscape Architecture and Urban Design, applicant; Salvatore Oliveri, ET UX, owner.

Deferrals This item was deferred at the January 25, 2018, February 8, 2018, and February 22, 2018 Planning Commission meetings. No public hearing was held.

Staff Reviewer Hill
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

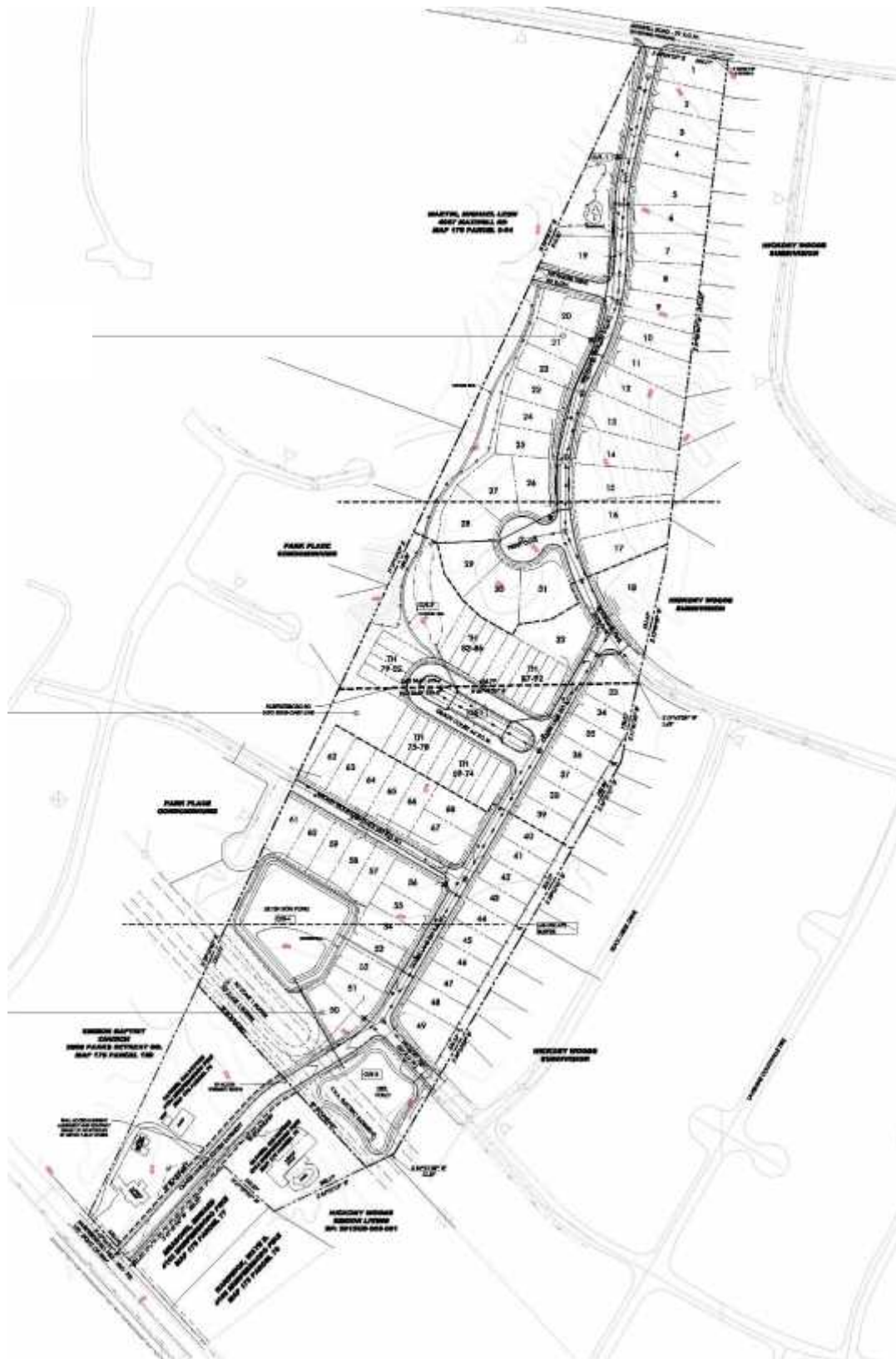
Specific Plan-Mixed Residential (SP-MR) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes two residential building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



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Proposed Site Plan



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

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



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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.



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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.



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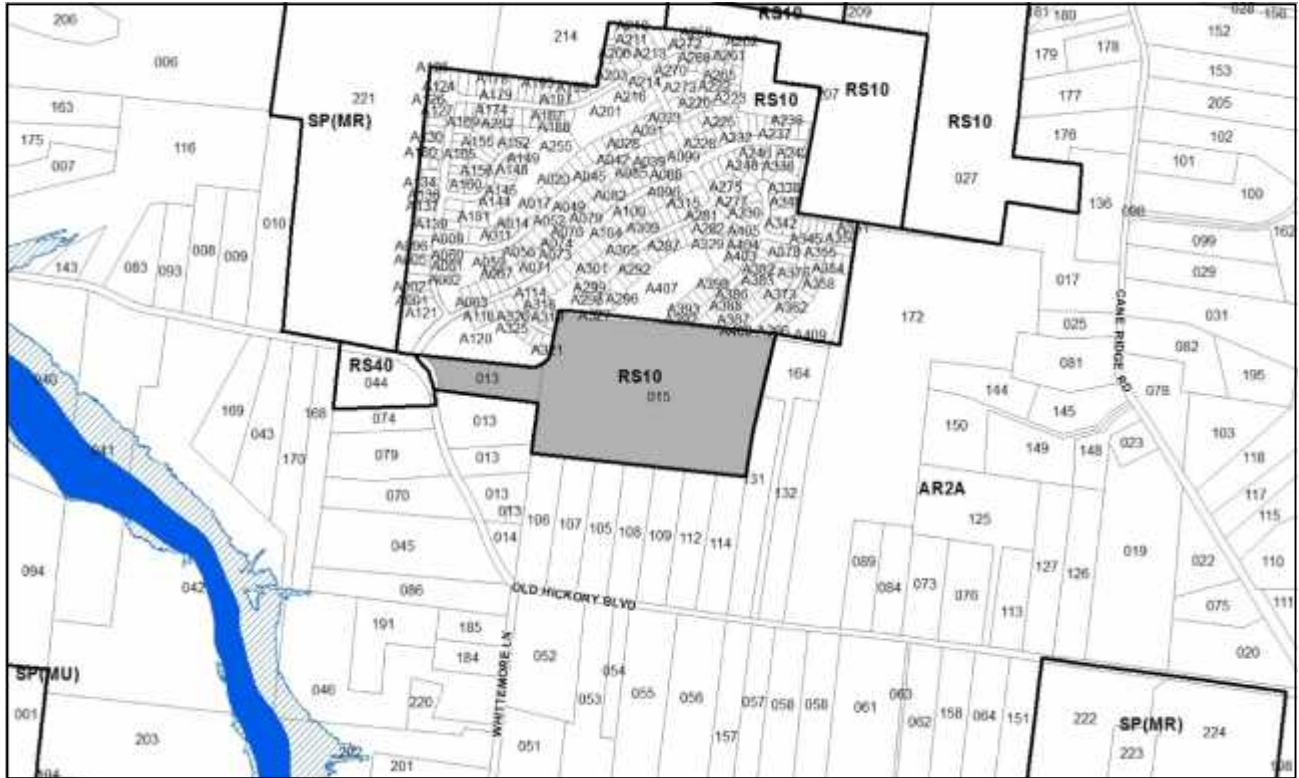
4. Comply with all conditions of Public Works.
5. Add the following note to the corrected set: Ownership for attached units may be divided by a subdivision with a minimum lot size of 2,000 square feet.
6. Requesting this rezoning may affect the provision of affordable or workforce housing units in rental 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.



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



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

Deferrals This item was deferred at the January 11, 2018, February 8, 2018, and the February 22, 2018, Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

Concept plan approval to create 108 single-family lots.

Concept Plan

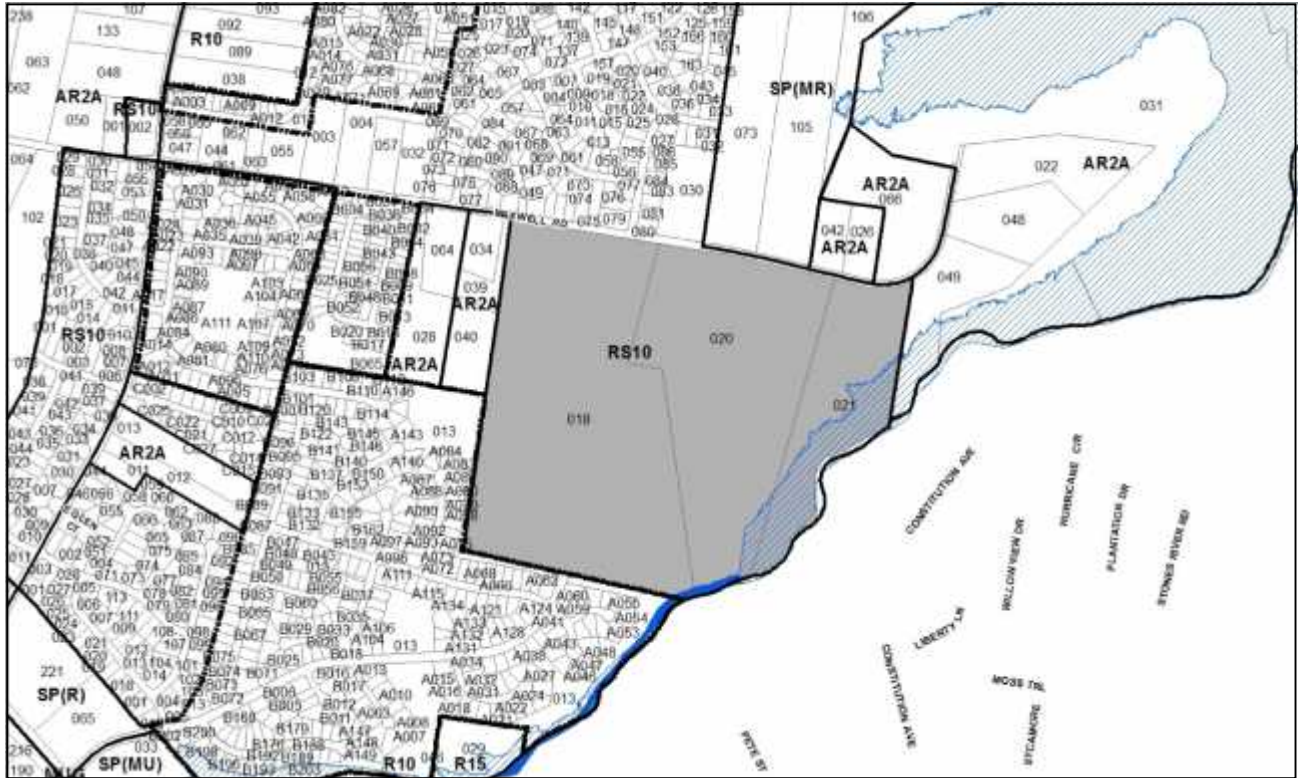
A request for concept plan approval to create 108 single-family lots on properties located at Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Legacy Drive, zoned Single-Family Residential (RS10) (34.06 acres).

STAFF RECOMMENDATION

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



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



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

Deferrals This item was deferred at the January 11, 2018, February 8, 2018, and the February 22, 2018, Planning Commission meetings. No public hearing was held.

Staff Reviewer Birkeland
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.*

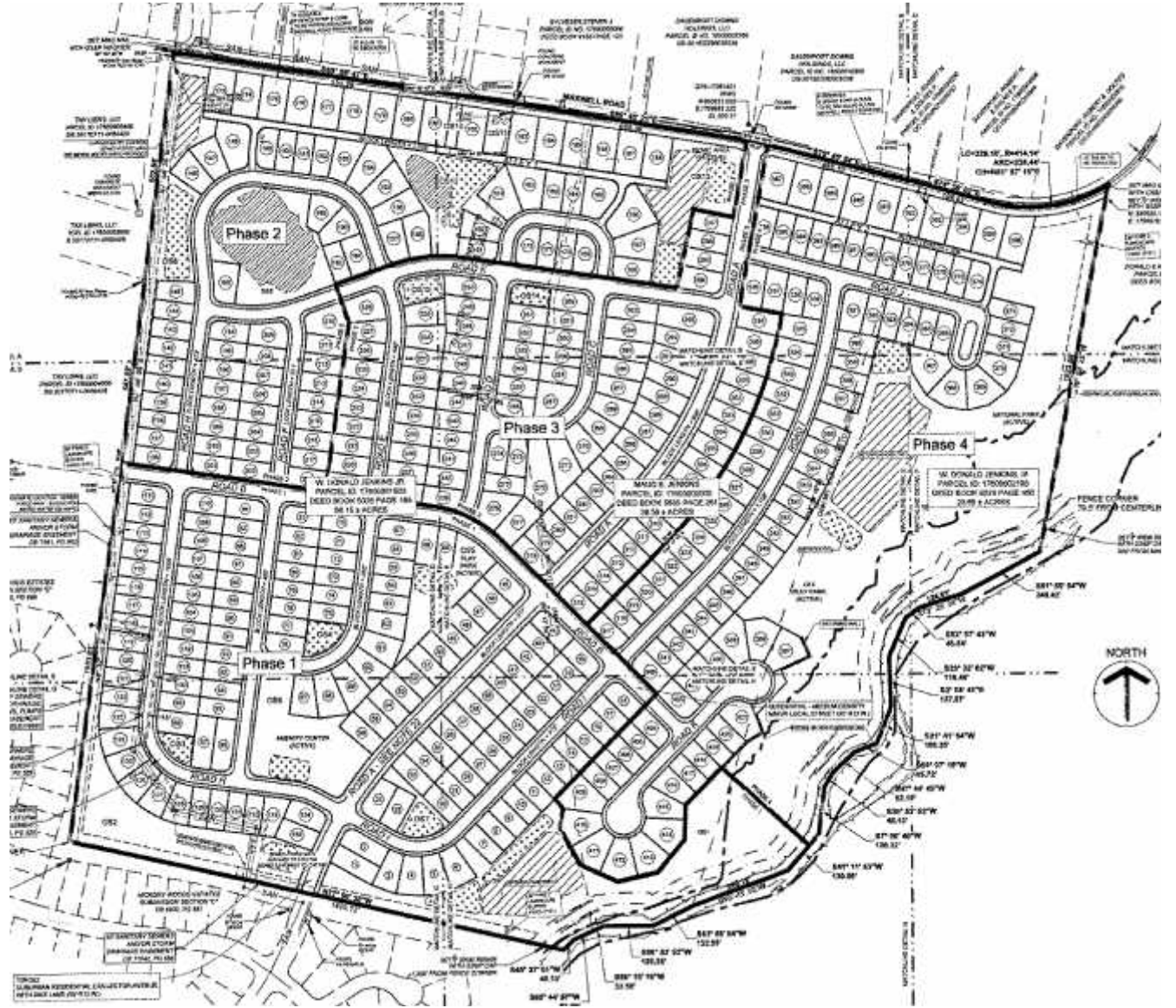
ANTIOCH-PRIEST LAKE COMMUNITY PLAN

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.



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Proposed Concept Plan



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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.



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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.



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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

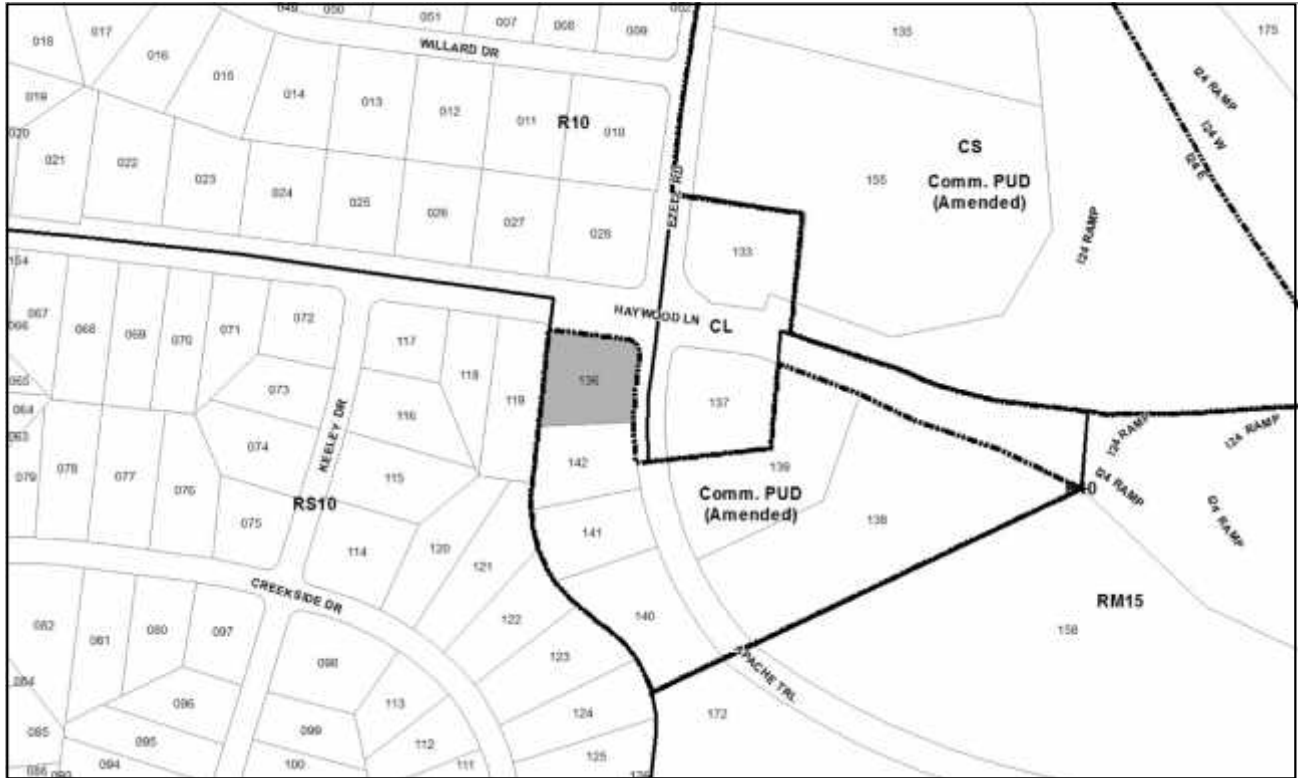
Staff recommends approval with conditions.

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.



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80-72P-002

APACHE TRAIL COMMERCIAL (REVISION AND FINAL)

Map 148-10, Parcel(s) 136

12, Southeast

30 (Jason Potts)



Project No. **Planned Unit Development 80-72P-002**
Project Name **Apache Trail Commercial (Revision and Final)**
Council District 30 – Potts
School District 2 – Brannon
Requested by Barge Cauthen and Associates, Inc. applicant; Hafiz Yafai and Rashid Mushin, owners.

Deferrals This item was deferred at the February 22, 2018, Planning Commission meeting. No public hearing was held.

Staff Reviewer Hill
Staff Recommendation *Defer to the March 22, 2018, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all agencies, staff recommends approval with conditions and disapproval without all conditions.*

APPLICANT REQUEST

Revise the preliminary plan and final site plan for a portion of a Planned Unit Development.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development on property located at 3901 Apache Trail, at the southwest corner of Apache Trail and Haywood Lane (0.70 acres), zoned One and Two-Family Residential (R10), to permit a 5,320 square foot retail building.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *The PUD controls the land uses for this property. The PUD is a commercial PUD.*

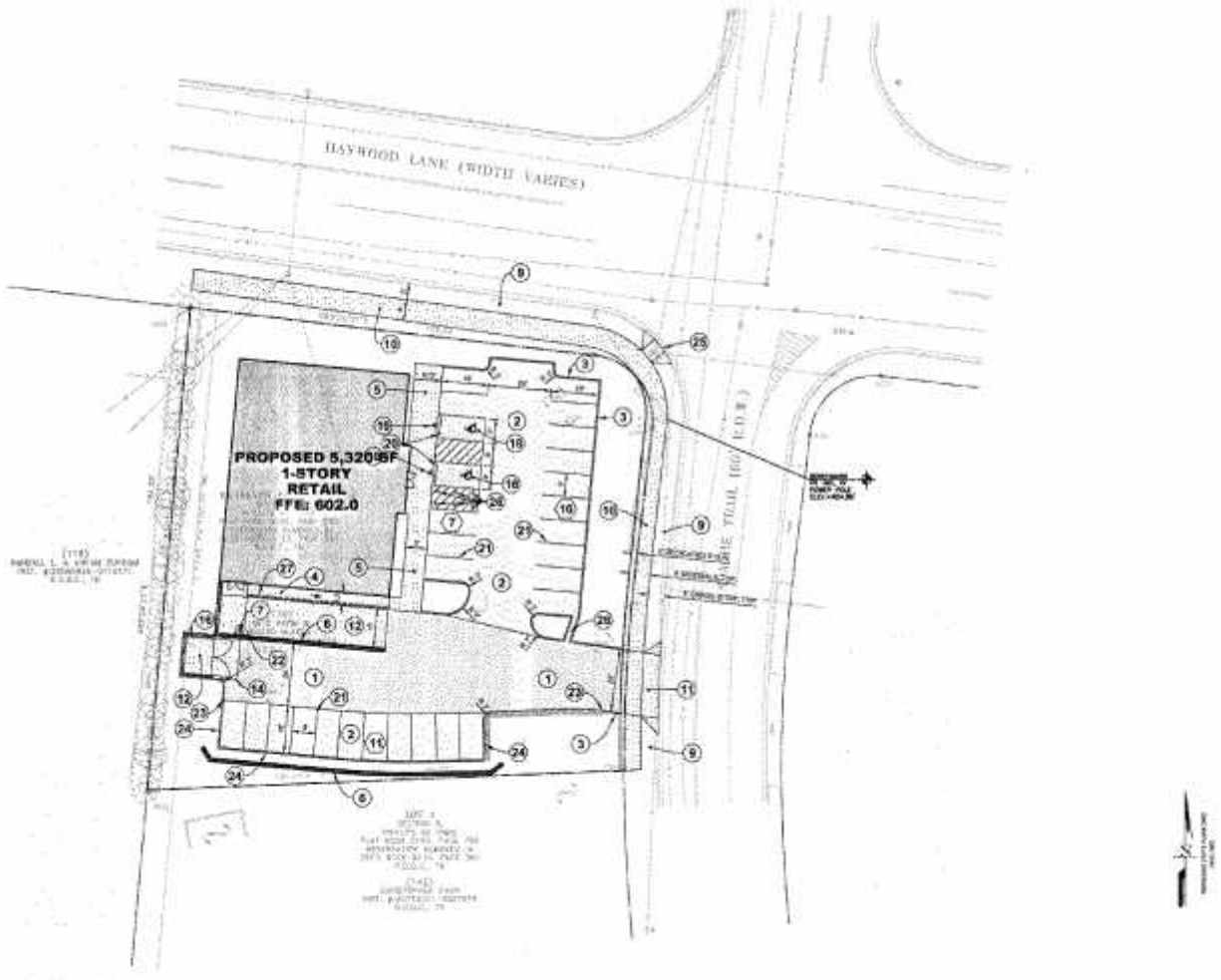
Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

REQUEST DETAILS

This is a request to revise the preliminary PUD plan and for final site plan approval for a portion of the Apache Trail PUD. Metro Council approved the Apache Trail PUD in 1972, and it was last



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Proposed Site Plan



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revised in 2016 to permit a 2,520 square foot addition to an existing office building at the project site and to use that building for retail uses. The PUD is currently approved for 67,929 square feet of office, general commercial, and recreation (bowling alley) uses.

As noted above, the request pertains to parcel 136 which was recently revised to permit a 2,520 square foot addition to an existing building for a total of 5,320 square feet. The applicant is now requesting to construct a new building within the approved square footage and revise the approved site layout. The applicant has indicated the proposed use of the site as a market, which would be classified as a retail use. Retail uses are currently allowed under the PUD.

PLAN DETAILS

The plan proposes the construction of a 5,320 square foot retail building. The parking lot will be expanded by 2 spaces for a total of 28 parking spaces, which meets the requirement of the Zoning Code for retail uses. The previously approved access driveway will provide a single point of ingress and egress from the site. The site plan also shows a new location for the refuse and dumpster. An 8 foot sidewalk and 6 foot planting strip will be provided along Haywood Lane and Apache Trail consistent with the Major and Collector Street Plan.

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;



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- 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.

This request can be considered a minor modification because the proposed building does not increase the total floor area more than ten percent beyond the total floor area which was last approved by Council for the PUD.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Returned for corrections

- Submit the signed and notarized DRC document.
- The Plan Review and Grading Permit Fees need to be paid.
- The discharge from the sump pump/inlet should be made as close to sheet flow as possible. I recommend re-grading to make the driveway as flat as possible and putting in a trench drain.
- If you're going to use a sump pump in the design, please incorporate it in the long term maintenance plan.
- Submit pdf of plan set and drainage report.



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WATER SERVICES

Approve with conditions

- Approval does not apply to private water and sewer line design. Plans for these must be submitted and approved through a separate review process with Metro Water Permits, before their construction may begin.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- See Public Works comments.

STAFF RECOMMENDATION

Staff recommends deferral to the March 22, 2018, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval from all reviewing agencies are received, staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS (if approved)

1. A 10 foot wide, Type B landscape buffer shall be provided along the western property boundary. The required landscape buffer shall be provided on-site.
2. 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.
3. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.
4. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
6. 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



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permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

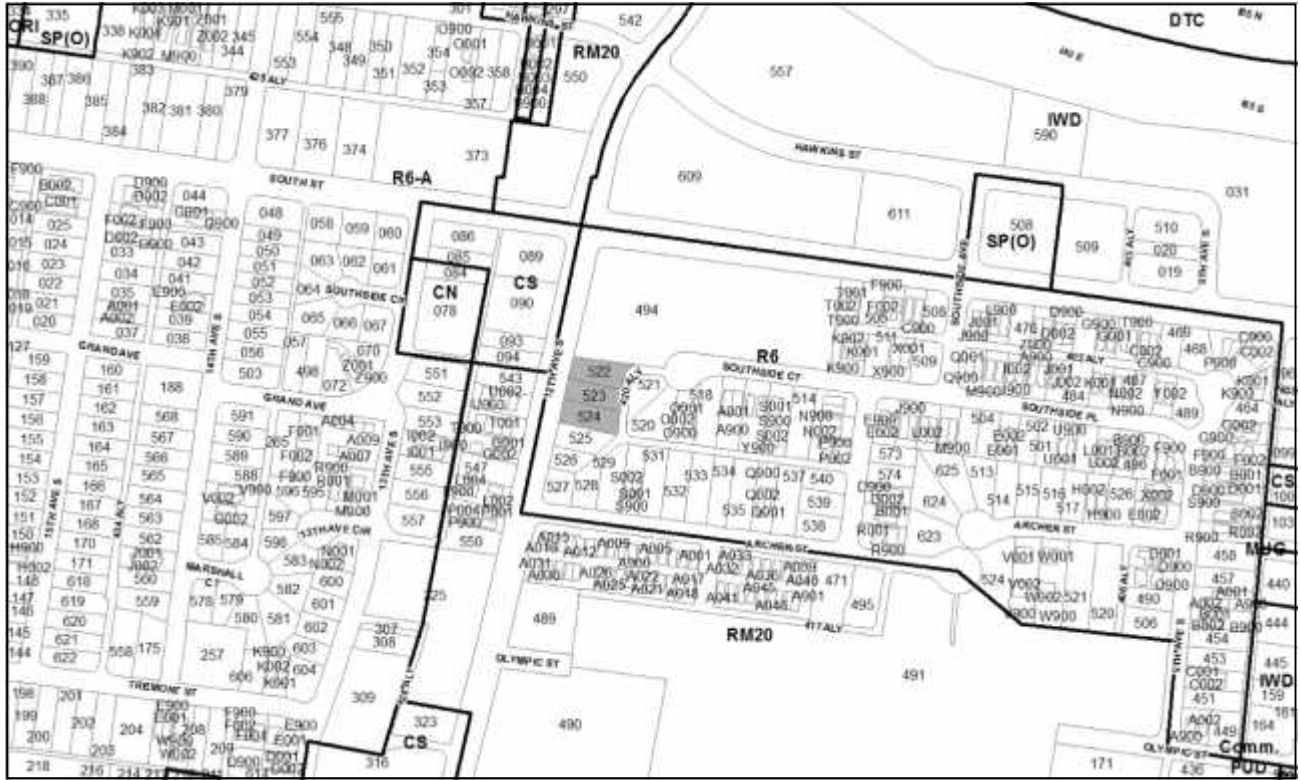
7. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
9. 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.



SEE NEXT PAGE



Metro Planning Commission Meeting 3/8/2018



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



Project No. Zone Change 2017Z-122PR-001
Council District 17 – Sledge
School District 5 – Buggs
Requested by T and T Development, LLC, applicant; T and T Development, LLC and Troy Olsen, owners.

Deferrals This item was deferred at the December 14, 2017, and February 8, 2018, Planning Commission meetings. No public hearing was held.

Staff Reviewer Shepard
Staff Recommendation *Approve with conditions.*

APPLICANT REQUEST

Zone change from R6 to RM20-A.

Zone Change

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

Existing Zoning

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

Proposed Zoning

Multi-Family Residential – Alternative (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 12 units.*

GREEN HILLS – MIDTOWN COMMUNITY PLAN

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

Consistent with Policy?

The requested RM20-A zoning is consistent with policy in this location. The properties included in the zone change area are located at the northern edge of an area of T4 NE policy applied along the



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12th Avenue South Corridor. The properties to the north, at the intersection of 12th Avenue South and South Street, are located in an area of more intense T4 Mixed Use Corridor policy. The neighborhood to the east, which is within an area of T4 Neighborhood Maintenance policy, has experienced change as older, single-family homes have been converted to large, duplex units under the existing R6 zoning. More intense redevelopment under existing RM20 zoning has also occurred within the T4 NE policy area on the west side of 12th Avenue South and to the south along Archer Street.

T4 NE policy areas contain a more diverse mix of housing types than T4 Neighborhood Maintenance areas, with buildings that contain more units placed abutting or adjacent to corridors to serve as transitions from the corridor to lower intensity neighborhoods. Alley access is preferred. The parcels in the zone change area front on 12th Avenue South, an arterial boulevard, and are approximately 335 feet south of the intersection of 12th Avenue South and South Street, a collector. The site is also located on a transit route and is less than 200 feet from two MTA bus stops. All of the parcels accessed via an alley to the east. The requested zoning, RM20-A, would permit multi-family residential units along the 12th Avenue South corridor to serve as a transition from more intense development along the corridor to the primarily two-family residential development pattern to the east. The requested RM20-A zoning includes standards for alley access and building placement that will achieve policy goals for consolidated access and diversity of housing types in a manner that is sensitive to the lower intensity area.

ANALYSIS

The zone change area consists of three parcels totaling 0.62 acres along 12th Avenue South. One of the parcels is currently vacant; the remaining two contain existing single-family residences. Access to all three lots is via the alley extending from the end of Southside Court. The site is bordered to the north by institutional uses associated with The Rochelle Center, and is less approximately 335 feet south of the nearest collector, South Street. A mix of multi-family residential units and commercial and institutional uses are located on the west side of 12th Avenue South, opposite the site. The neighborhood to the east contains a historic pattern of single-family homes which are being replaced by duplex units under the existing R6 zoning. To the south, along Archer Street, are newer multi-family units and Rose Park, which contains open space and recreational facilities.

The location of the site on the 12th Avenue South corridor and adjacent to institutional uses allows the site to serve as a transition from the corridor to the neighborhood behind. The requested zoning, RM20-A, permits multi-family residential units and requires that the façade of the building extend across at least 60 percent of the property's frontage, which would result in a more appropriate massing along 12th Avenue than the two-family units permitted by the existing zoning and enhance the pedestrian realm. Additionally, consolidation of the units into a larger building or buildings would create opportunities for consolidation of access that are not available if the parcels are developed separately. The requested zoning, RM20-A, requires access from the alley and would limit parking to the sides or rear of the buildings, improving the streetscape along 12th Avenue South. The maximum height permitted by the RM20-A zoning district is 45 feet, which is generally consistent with the allowance for heights of up to 3 stories in the existing R6 zoning applied to the neighborhood. The requested zoning will allow for development of the property in a manner that is more consistent with the goals of the policy given the property's location and context than the existing R6 zoning. Therefore, staff recommends approval.



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TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

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

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.62	7.26 D	5 U	48	4	6

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.62		12 U	102	10	11

Traffic changes between maximum: **R6 and RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+7 U	+54	+6	+5

METRO SCHOOL BOARD REPORT

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

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

The proposed RM20-A zoning district will generate three additional students beyond what would be generated under the existing R6 zoning. Students would attend Waverly-Belmont Elementary School, J.T. Moore Middle School, and Hillsboro High School. None of these schools have been identified as over capacity. This information is based upon data from the school board last updated December 2017.

STAFF RECOMMENDATION

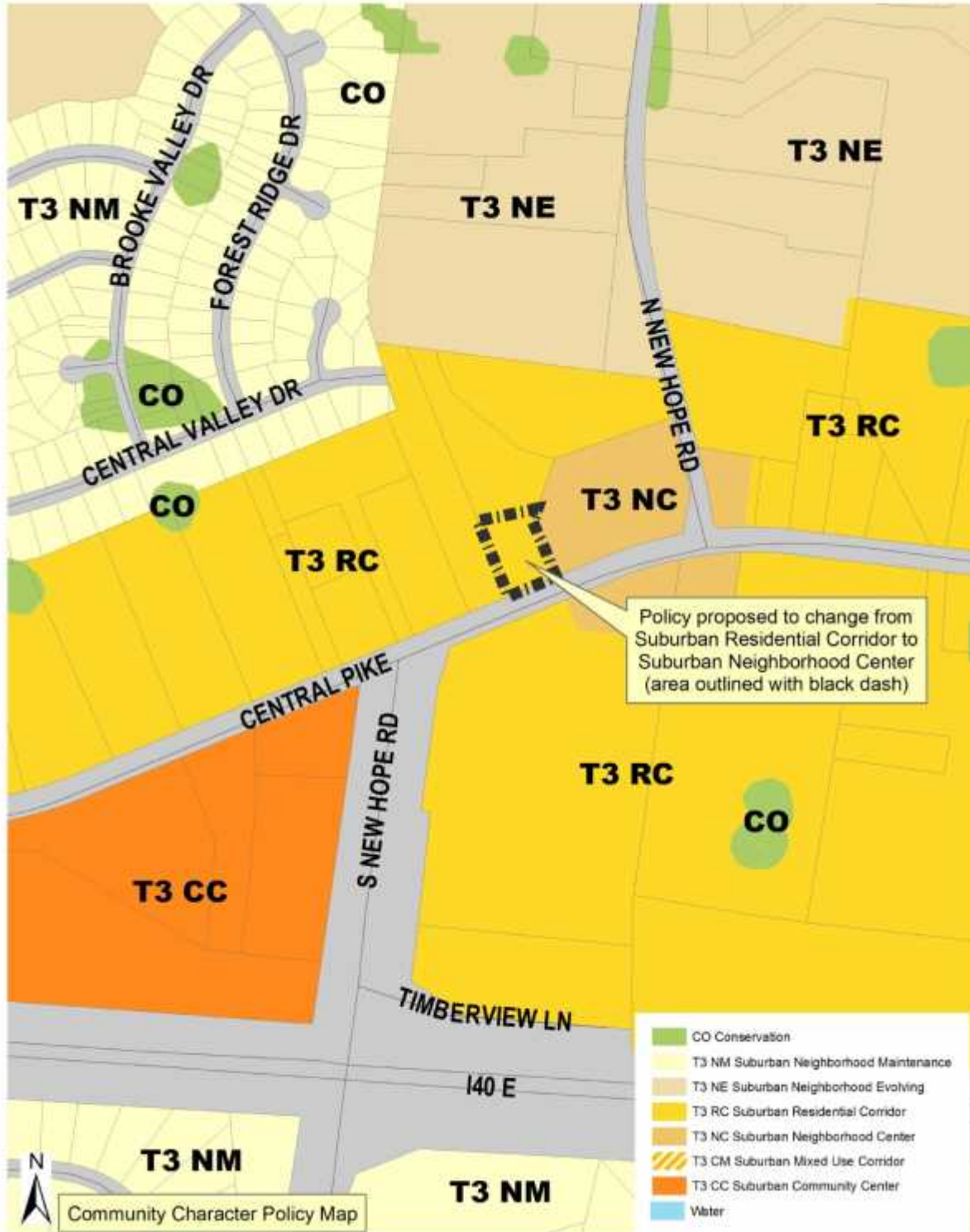
Staff recommends approval with a condition as the request is consistent with the T4 Urban Neighborhood Evolving policy in this location.

CONDITIONS

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



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2017CP-014-002

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT

Map 87, Part of Parcel 031

14 Donelson-Hermitage-Old Hickory

12 (Steve Glover)



Project No.	Major Plan Amendment 2017CP-014-002
Project Name	Donelson-Hermitage-Old Hickory Community Plan Amendment
Associated Case	2017SP-055-001
Council District	12 – Glover
School District	4 – Shepherd
Requested by	Dale and Associates, applicant; Huda, Syed and Shahana, owners.
Staff Reviewer	McCaig
Staff Recommendation	<i>Approve.</i>

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



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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



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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).

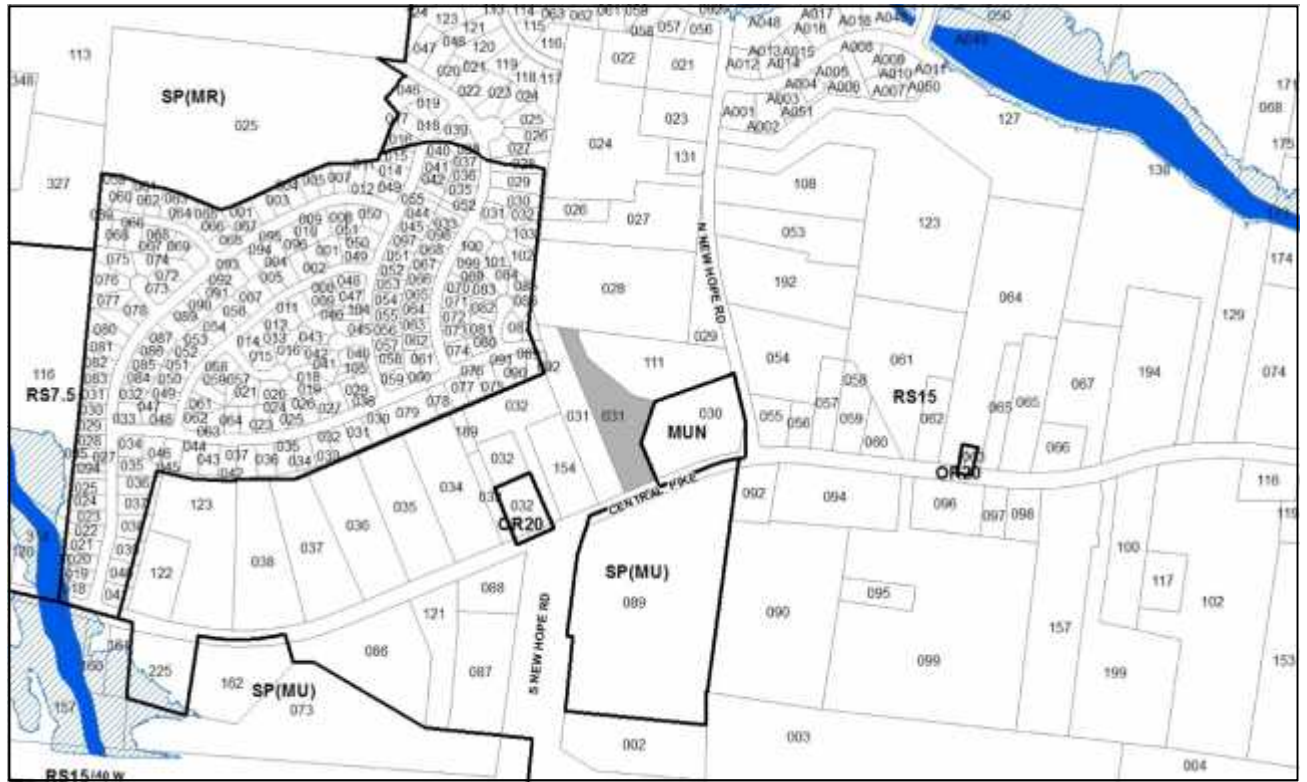
The proposed amendment area is a suitable location for T3 NC policy along Central Pike (an arterial-boulevard) and near the intersections with South New Hope and North New Hope Roads. Amending the policy to T3 NC is essentially an extension of the T3 NC policy directly to the east. Extending T3 NC policy 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.



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2017SP-055-001
4221 CENTRAL PIKE SP
Map 087, Parcel(s) 031
14, Donelson – Hermitage – Old Hickory
12 (Steve Glover)



Project No. Specific Plan 2017SP-055-001
Project Name 4221 Central Pike SP
Associated Case 2017CP-014-002
Council District 12 – Glover
School District 4 – Shepherd
Requested by Dale and Associates, applicant; Syed N. and Shahana Huda, owners.

Staff Reviewer Shepard
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

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of eight lots with two duplex lots for a total of 10 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.

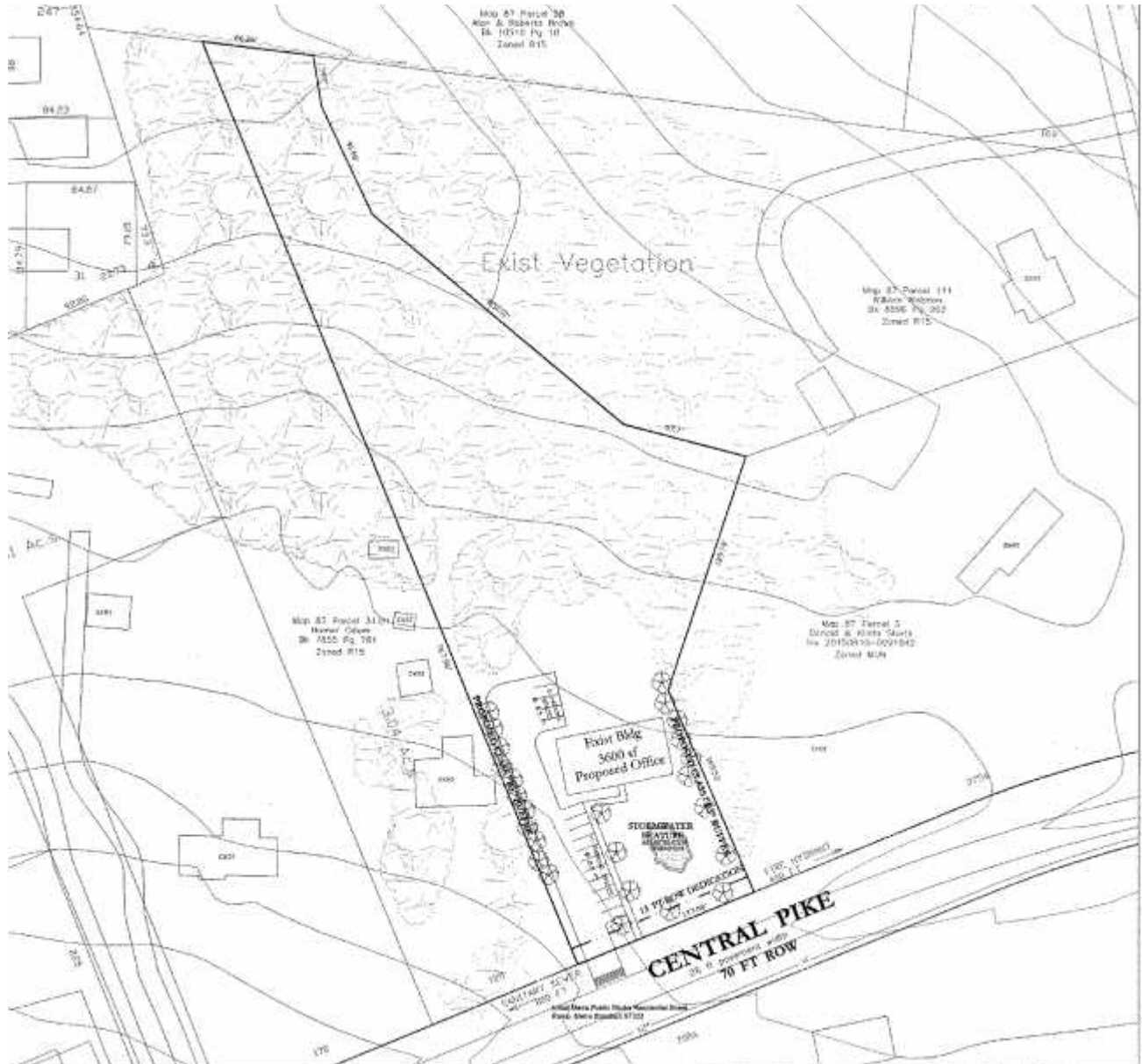
DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN

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.



Metro Planning Commission Meeting 3/8/2018



Proposed Site Plan



Metro Planning Commission Meeting 3/8/2018

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



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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.



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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



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through this enacting ordinance, or add vehicular access points not currently present or approved.

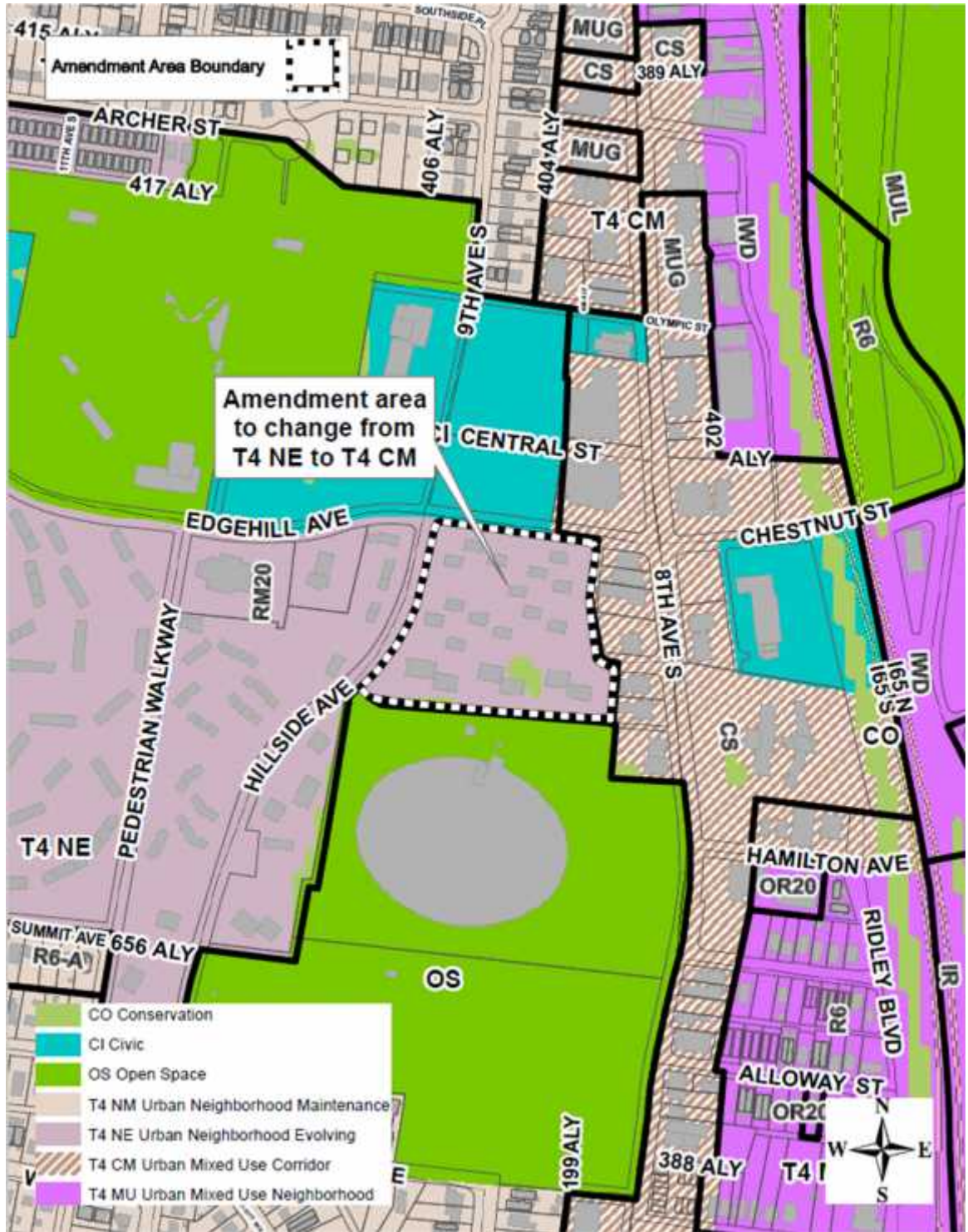
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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2018CP-010-001

GREEN HILLS/MIDTOWN COMMUNITY PLAN AMENDMENT

Map 105-06, Parcel 024,
 10, Green Hills/Midtown
 17 (Colby Sledge)



Project No.	Major Plan Amendment 2018CP-010-001
Project Name	Green Hills/Midtown Community Plan Amendment
Associated Case	2018P-001-001 and 2018SP-026-001
Council District	17 – Sledge
School District	5 – Buggs
Requested by	Kimley-Horn, applicant; Park at Hillside, LLC. owner.
Staff Reviewer	Grider
Staff Recommendation	<i>Defer to the March 22, 2018, Planning Commission meeting.</i>

APPLICANT REQUEST

Amend the Green Hills/Midtown Community Plan to change the policy.

Major Plan Amendment

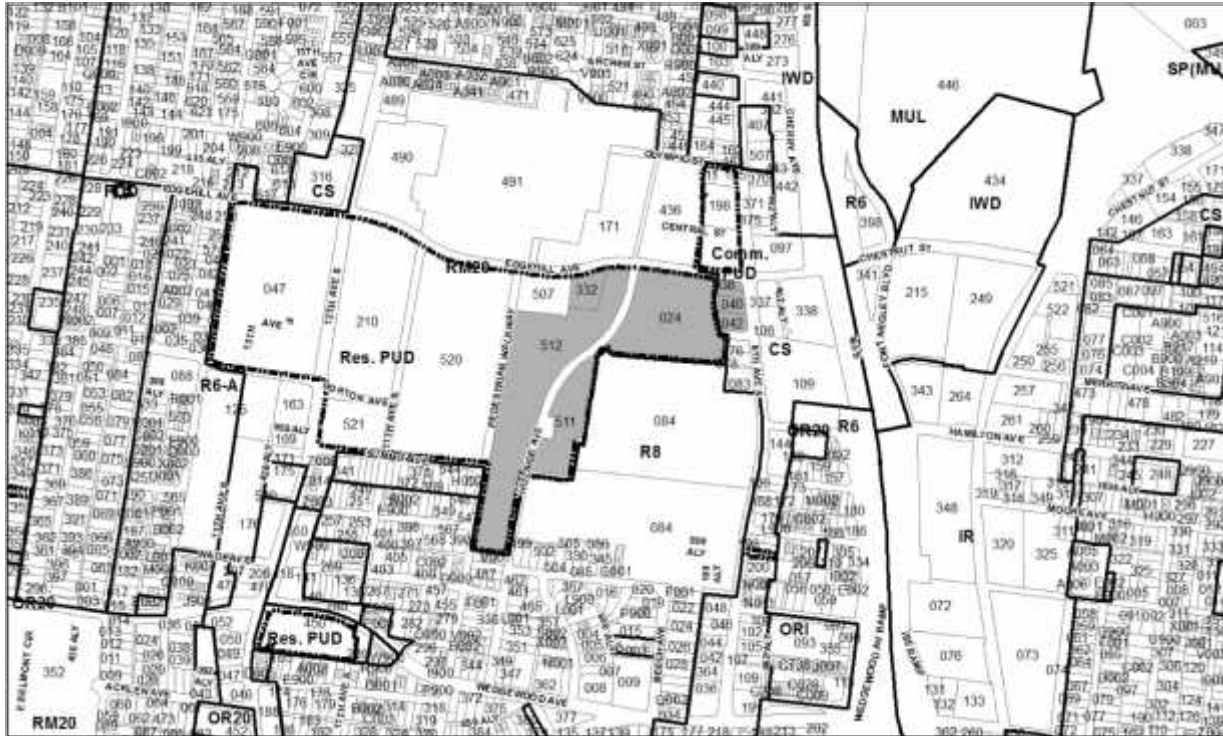
A request to amend the Green Hills/Midtown Community Plan by amending the Community Character Policy from T4 Neighborhood Evolving (T4-NE) to T4 Mixed Use Corridor (T4-CM) on property located at 809 Edgehill Avenue, at the southwest corner of Edgehill Avenue and 8th Avenue South, zoned Multi-family Residential (RM20) and partially within a Planned Unit Development Overlay District (approximately 6.93 acres).

STAFF RECOMMENDATION

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



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2018SP-026-001

THE RESERVOIR SP

Map 105-05, Parcel(s) 511-512

Map 105-06, Parcel(s) 024-038-040, 042, 332

10, Green Hills- Midtown

17 (Colby Sledge)



Project No.	Specific Plan 20018SP-026-001
Project Name	The Reservoir SP
Associated Cases	2018P-001-001 and 2018CP-010-001
Council District	17 - Sledge
School District	5 – Buggs
Requested by	Kimley-Horn, applicant; 1201 8 th Ave., LLC, 1203 8 th Ave., LLC, 929 Edgehill, LLC, and Park at Hillside, LLC, owners.
Staff Reviewer	Hill
Staff Recommendation	<i>Defer to the March 22, 2018, Planning Commission meeting.</i>

APPLICANT REQUEST

Rezone to SP to permit a mixed use development.

Preliminary SP

A request to rezone from Commercial Service (CS) and Multi-family Residential (RM20) to Specific Plan – Mixed Use (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, to permit 1,200 multi-family residential units and non-residential uses, (23.32 acres).

STAFF RECOMMENDATION

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



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2018P-001-001

PUD Cancellation

Map 105-05, Parcel(s) 511-512

Map 105-06, Parcel(s) 024, 332

10, Green Hills- Midtown

17 (Colby Sledge)



Project No.	Planned Unit Development 20018P-001-001
Project Name	PUD Cancellation
Associated Cases	2018SP-026-001 and 2018CP-010-001
Council District	17 - Sledge
School District	5 – Buggs
Requested by	Kimley-Horn, applicant; 929 Edgehill, LLC and Park at Hillside, LLC, owners.
Staff Reviewer	Hill
Staff Recommendation	<i>Defer to the March 22, 2018, Planning Commission meeting.</i>

APPLICANT REQUEST

Cancel a portion of a planned unit development.

PUD Cancellation

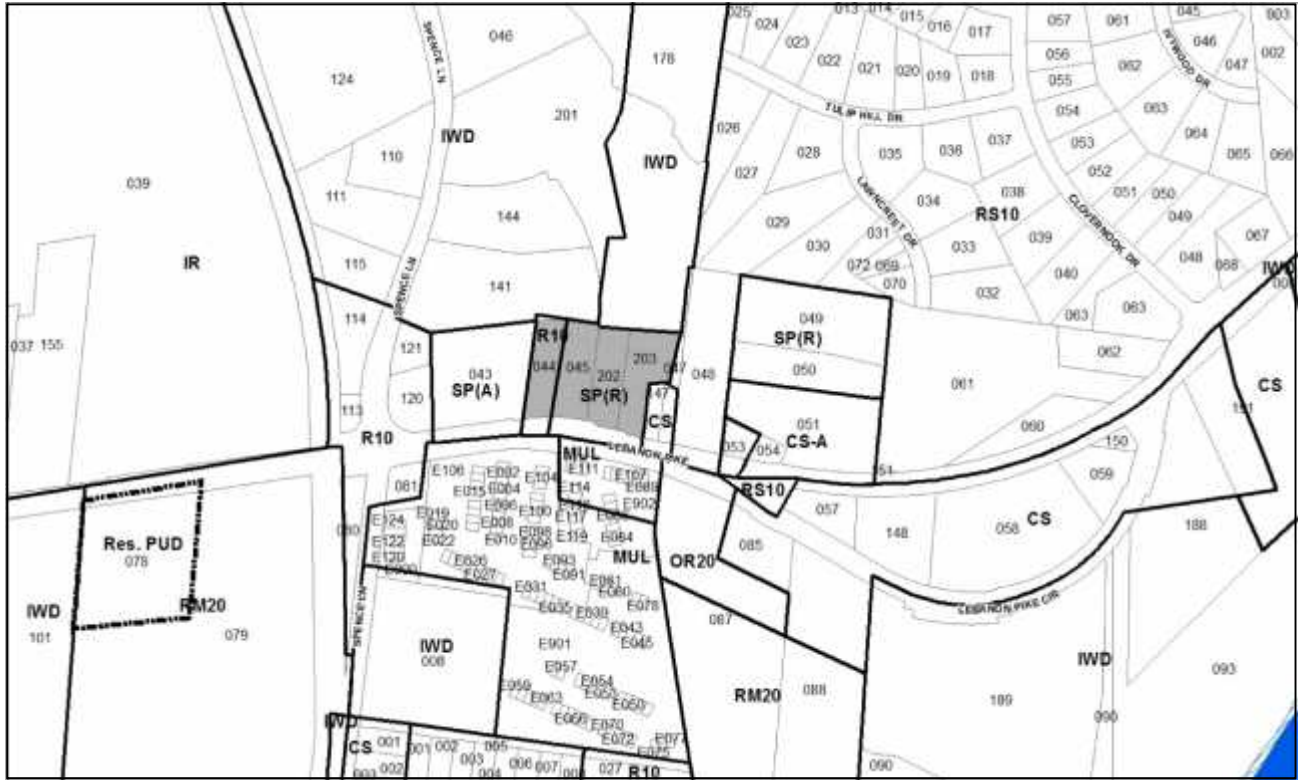
A request for cancellation of a portion of a Planned Unit Development on properties located at 1430 and 1501 Hillside Avenue, 809 Edgehill Avenue, and 929 Edgehill Avenue, west of the terminus of Vernon Avenue, zoned Multi-Family Residential (RM20), (20.92 acres).

STAFF RECOMMENDATION

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



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2017SP-048-003
THE SOMERSET SP (AMENDMENT)
Map 094, Parcel(s) 044-045, 202-203
14, Donelson-Hermitage-Old Hickory
15 (Jeff Syracuse)



Project No. Specific Plan 2017SP-048-003
Project Name The Somerset SP (Amendment)
Council District 15 – Syracuse
School District 5 - Shepherd
Requested by DMG, applicant; Somerset Development Partners, LLC, owner.

Staff Reviewer Birkeland
Staff Recommendation *Defer to the March 22, 2018, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.*

APPLICANT REQUEST

Amend a Specific Plan.

Preliminary SP

A request to amend a Specific Plan on properties located at 1590, 1600, 1602 and 1604 Lebanon Pike, zoned Specific Plan-Residential (SP-R), approximately 400 feet east of Spence Lane (2.94 acres), to permit 33 multi-family residential units.

Existing Zoning

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

Proposed Zoning

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

History

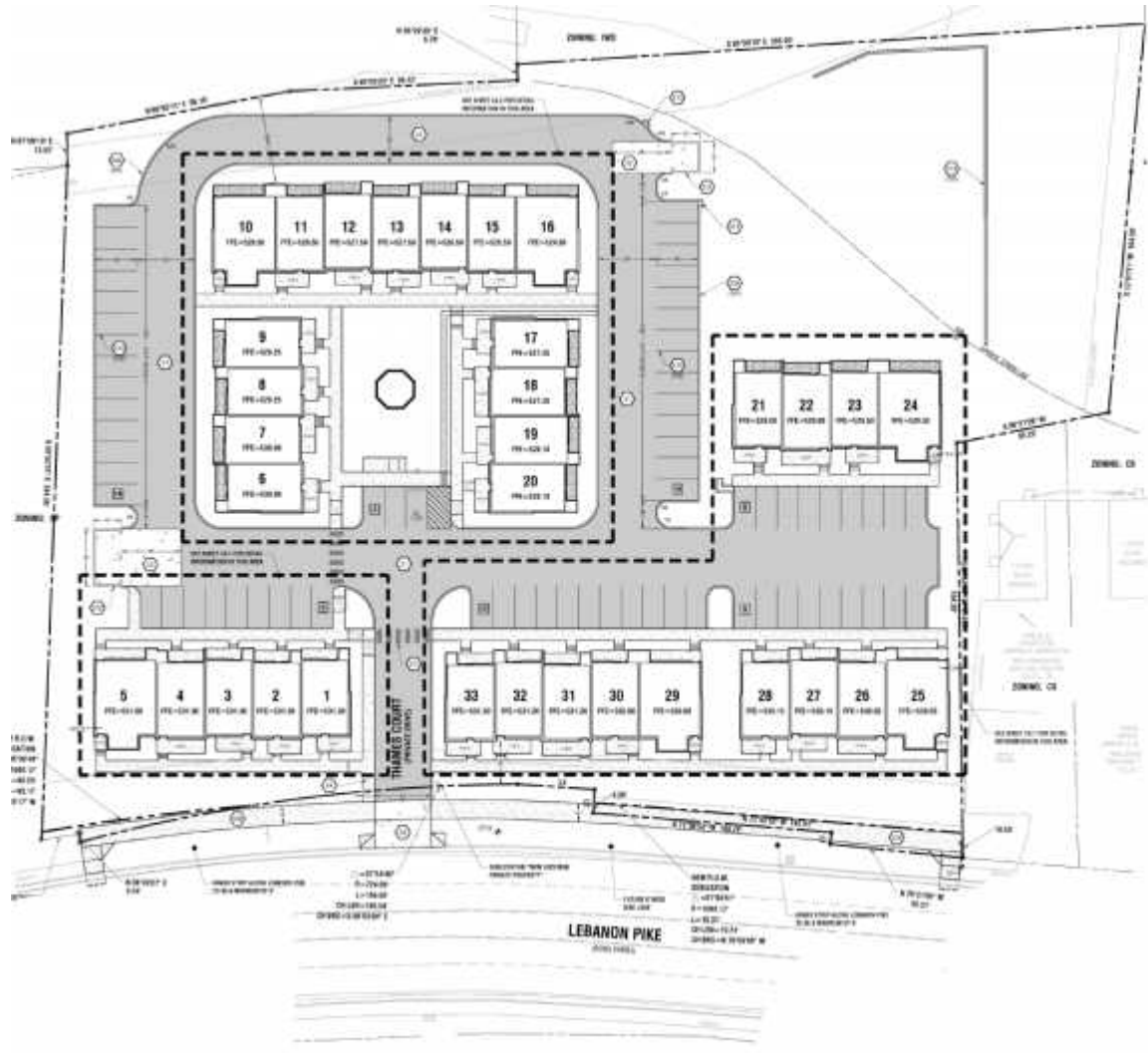
In June 2017, the Metro Planning Commission recommended approval of an SP to permit up to 25 multi-family residential units at 1600, 1602 and 1604 Lebanon Pike. The applicant is currently proposing to amend the SP to revise the layout and to add property located at 1590 Lebanon Pike.

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.



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Proposed Site Plan



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T3 Suburban Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.

Consistent with Policy?

Yes. The proposed development is consistent with the Conservation policy and the T3 Suburban Mixed Use Corridor policy. The Conservation area consists of a small area of steep slopes along the northeastern portion of the site. The proposed development preserves areas of 20% slopes or greater. The site has access to Lebanon Pike, which is served by transit that supports higher density residential uses. The proposed plan will include a sidewalk connection to Lebanon Pike, providing an active pedestrian environment.

PLAN DETAILS

The site consists of four lots located at 1590, 1600, 1602, 1604 Lebanon Pike. The site is approximately 2.94 acres in size. A single-family home exists on the lot zoned R10 to be included with this amendment application.

Site Plan

The plan proposes a 33-unit multi-family residential development within 5 buildings. The proposed buildings will be 3 stories within 45 feet. The site slopes downward along the northeastern property line where there is a small area of steep slope. The areas of steep slope are proposed to be preserved by this plan. Open space is provided in the middle of the site. Most of the units are oriented toward the internal open space or Lebanon Pike.

The proposal includes one vehicular access from Lebanon Pike. Parking is on-site and meets the Metro Zoning Code requirements for parking stalls.

A five foot wide sidewalk is proposed along the western side of the driveway providing a pedestrian connection to the units. Internal sidewalks are included within the site providing pedestrian access to the open space and Lebanon Pike. The proposed plan meets the requirement of the Major and Collector Street Plan by providing an eight foot wide sidewalk and a six foot wide grass strip along Lebanon Pike. The proposed plan also dedicates right-of-way for a future six foot wide bike lane on Lebanon Pike meeting the Major and Collector Street Plan requirement.

ANALYSIS

The proposed multi-family residential use at this location is consistent with the T3 Suburban Mixed Use Corridor policy. The site works with the grade by staying outside of the areas of steep slope. Sidewalks will be installed throughout the development and along the Lebanon Pike frontage, improving circulation.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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



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STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public sewer construction plans may be required for abandonment/relocation purposes. If so, these plans must be submitted and approved prior to Final SP approval. If shared private sewer service lines are needed for individually-owned units, than the applicant must submit for, and receive approval of, a variance for the proposed shared private sewer system, prior to Final SP approval. This variance package must contain a Letter Of Responsibility, and must match the Final Site Plan/SP plans. The approved construction plans must also match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Returned for corrections

- Identify distance from development access and Spence Enclave Way and determine if LTL storage is adequate without LTL conflicts and traffic spill over into thru lanes on Lebanon PK.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.94		25 U	276	16	32

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.94		33 U	324	20	36

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+8 U	+48	+4	+4



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METRO SCHOOL BOARD REPORT

**Projected student generation existing SP and RS10 district: 3 Elementary 1 Middle 1 High
Projected student generation proposed SP-R district: 4 Elementary 2 Middle 2 High**

The proposed SP-R zoning district could generate 4 more students than what is typically generated under the existing SP and RS10 zoning district. Students would attend Pennington Elementary, Two Rivers Middle School, and McGavock High School. All schools have been identified as having additional capacity. This information is based upon data from the school board last updated December 2017.

STAFF RECOMMENDATION

Staff recommends deferral to the March 22, 2018, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all agencies, staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS (if approved)

1. Permitted land uses shall be limited to a maximum of 33 multi-family residential units.
2. Units along Lebanon Pike shall be oriented toward Lebanon Pike. Units abutting open space shall be oriented toward open space.
3. Height for the residential units is limited maximum to 3 stories in 45 feet, to the roofline.
4. An 8 foot wide sidewalk and a 6 foot wide grass strip shall be installed along Lebanon Pike.
5. The following design standards shall be added to the plan:
 - a. EIFS, vinyl siding and untreated wood shall be prohibited.
 - b. Porches shall provide a minimum of six feet of depth.
 - c. A raised foundation of 6"- 36" is required for all residential structures fronting on a public street.
6. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
7. 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.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
9. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
10. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
11. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site



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conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

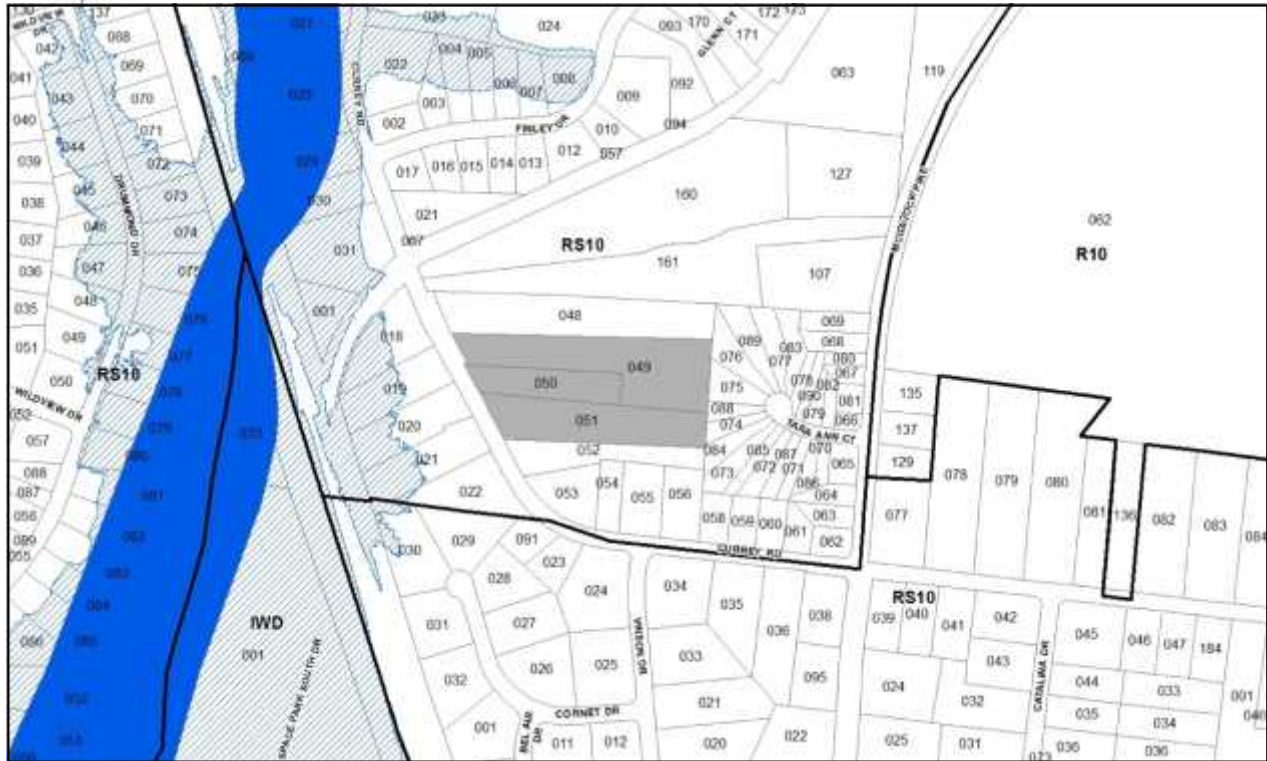
12. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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2018SP-021-001
CURREY ROAD COTTAGES
Map 120-13, Parcel(s) 049-051
13, Antioch-Priest Lake
13 (Holly Huevo)



Project No.	Specific Plan 2018SP-021-001
Project Name	Currey Road Cottages
Council District	13- Huevo
School District	7- Pinkston
Requested by	Dale & Associates, applicant; Steve Griffith, owner.
Staff Reviewer	Burse
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST

Rezone to SP to permit 24 multi-family residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan-Residential (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.

Existing Zoning

Single-Family Residential (RS10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings at an overall density of 4.35 dwelling units per acre. *RS10 would permit a maximum of 19 lots for a total of 19 units based on acreage only. Application of the Subdivision Regulations may result in fewer lots on this property.*

Proposed Zoning

Specific Plan-Residential is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This specific plan includes only 1 residential building type.

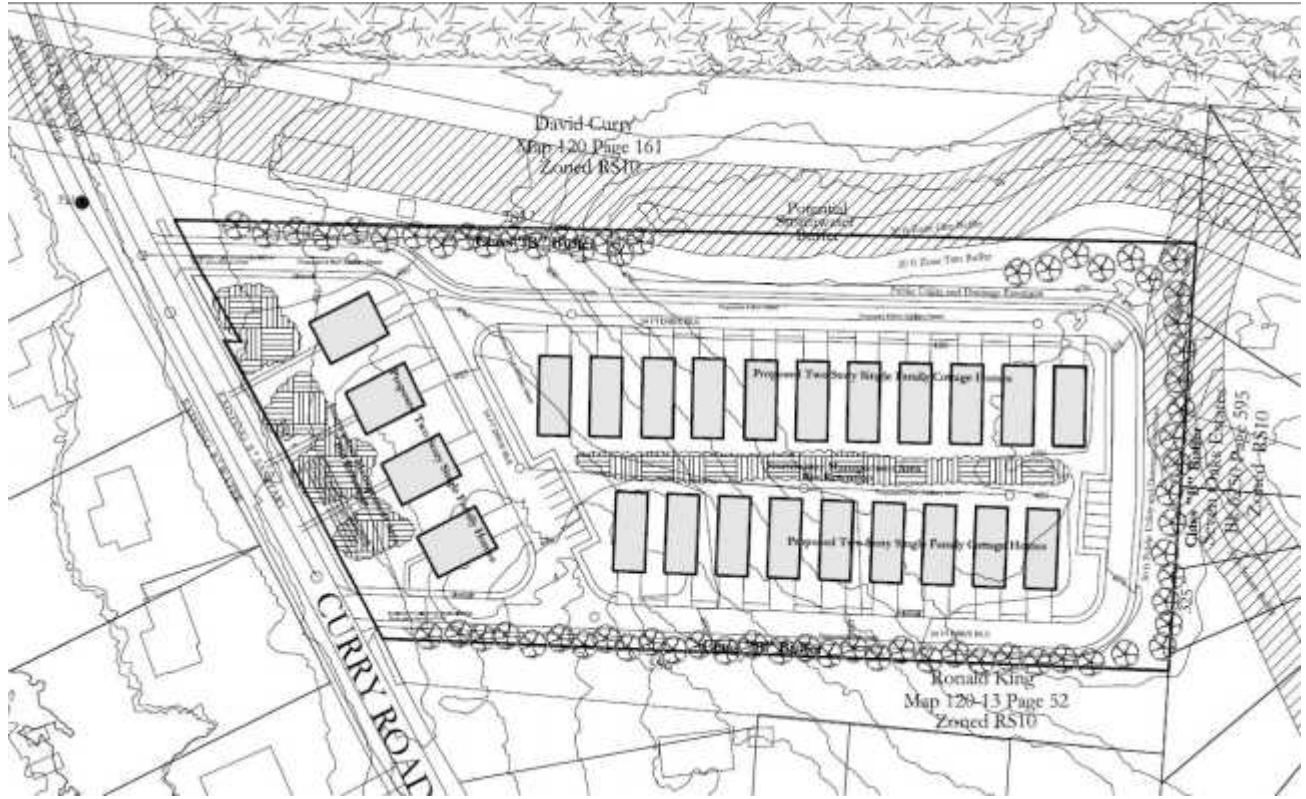
ANTIOCH-PRIEST LAKE COMMUNITY PLAN

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

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



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Proposed Specific Plan



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Consistent with Policy?

No. The proposed SP is not consistent with T3 Suburban Neighborhood Maintenance (T3 NM) policy at this location. Conservation policy at this site recognizes a stream buffer located along the northern site boundary and the plan as proposed does not encroach into the buffer. T3 Neighborhood Maintenance policy encourages maintaining the existing character of suburban neighborhoods. Some change is expected when buildings are expanded or replaced but the development pattern should remain consistent and may include low to moderate density residential development. The proposed use is of a higher intensity than existing development within the surrounding area and introduces a multi-family product into the interior of a predominantly single and two-family area. The plan lacks usable open space as the largest areas of open space on the plan is identified for stormwater management only. The plan lacks opportunities to improve street, bicycle and pedestrian connectivity within the surrounding area.

PLAN DETAILS

The site is three vacant parcels totaling 5.15 acres, located along Currey Road approximately 530 northwest of Vinson Drive. The proposal includes 24 multi-family residential units, associated parking, onsite storm water mitigation, and sidewalk improvements along Currey Road. Each unit is two-stories with a maximum height of 30 feet as measured to the roofline. Four units are oriented to Currey Road and the remaining units orient to a stormwater bio-retention area located in the central portion of the site. The site is accessed from Currey Road through two private access drives. A private drive loops around the 20 units located in the center of the site. Each unit in this proposal has attached parking. There are two areas for surface parking totaling 14 parking spaces. One parking area is located behind the four units oriented to Currey Road and the other is located near the eastern project boundary line. The four units along Currey Road have an approximate street setback of 60 feet.

ANALYSIS

This plan proposes to insert a multi-family development into an area which consists predominantly of single and two-family residential development. There are no multi-family developments within the immediate area. The units proposed along Currey Road have a similar setback to the units across Currey Road from the proposed development. However, the spacing of the units is inconsistent with the pattern of development. The units across Currey Road have separations between units ranging from 40 feet to 80 feet, and averaging 60 feet. The proposed units along Currey Road are approximately 20 to 22 feet apart. This creates new streetscape that is not in keeping with the existing character of the neighborhood, which is an important principle in a Maintenance policy.

The plan as proposed also lacks useable, centrally located open space. Most of the open space within the proposal is primarily utilized for stormwater management.

The proposal also lacks connectivity to the larger area. One of the goals of Neighborhood Maintenance policy is improving pedestrian and vehicular connectivity. The proposed development is served by private drives as opposed to public streets and no future connectivity is envisioned by the plan. In areas where there are many vacant properties within a larger Neighborhood Maintenance area, connectivity and creating a street and block network is a fundamental priority that must be met. By creating a plan that is disconnected to the larger area, the goals of the policy



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cannot be met. Given the lack of connectivity, the spacing of the units along Currey Road, the lack of useable open space, and the proposed incompatible land use, staff recommends disapproval.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions.

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

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public water construction plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. The applicant must submit for, and receive approval of, a variance for the proposed shared private sewer system, prior to Final SP approval. This variance package must contain a Letter Of Responsibility, and must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.
- An addendum to our original conditional approval: This project has transitioned from public to private water, so public water construction plans are no longer needed for the upcoming Final SP. Also, please have the applicant submit a revised availability study before Final SP stage or capacity fees are paid, that reflects the reduced unit count.

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 on the plans the installation of ground mounted “not entering private property” signage at the driveway connection(s) to the public street.
- Prior to building permit approval by MPW, submit recorded HOA/ Master Deed document setting up private hauler for the development.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Provide adequate sight distance at access drives

Maximum Uses in Existing 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)	5.0	4.35 D	22 U	201	16	22



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	5.0	-	24 U	280	27	30

Traffic changes between maximum: **RS10 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+79	+11	+8

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 3 Elementary 2 Middle 2 High
Projected student generation proposed SP-R district: 4 Elementary 3 Middle 3 High

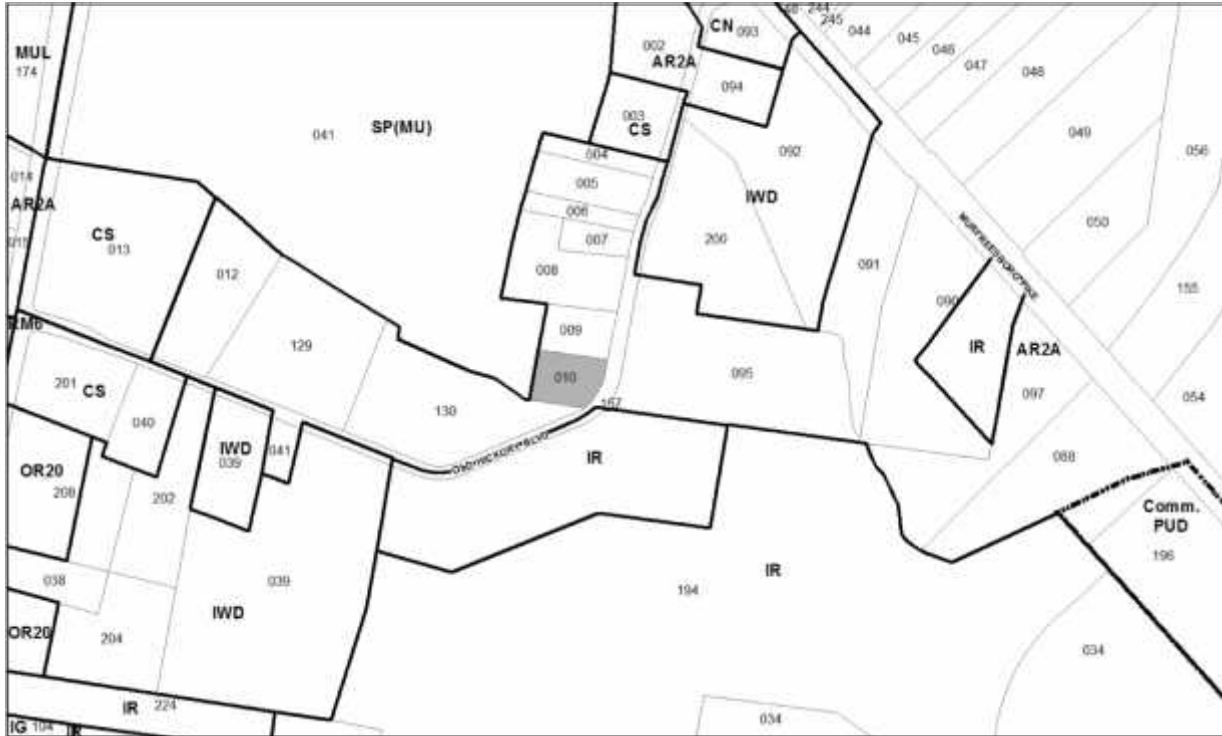
The proposed SP zoning district is expected to generate 3 more students than what is typically generated under the existing RS10 zoning district. Students would attend Glengarry Elementary School, Wright Middle School, and Glencliff High School. Each school has been identified as having additional capacity. This information is based upon data from the school board last updated December 2017.

STAFF RECOMMENDATION

The proposed SP is not consistent with T3 Neighborhood Maintenance policy at this site; therefore, staff recommends disapproval.



Metro Planning Commission Meeting 3/8/2018



2018SP-027-001

12558 OLD HICKORY BOULEVARD

Map 175, Parcel(s) 010

13, Antioch – Priest Lake

33 (Antoinette Lee)



Project No.	Specific Plan 20018SP-027-001
Project Name	12558 Old Hickory Boulevard
Council District	33 - Lee
School District	6 – Hunter
Requested by	Dale and Associates, applicant; Flavio Martinez and Rosalio Romirez, owners.
Staff Reviewer	Hill
Staff Recommendation	<i>Defer to the March 22, 2018, Planning Commission meeting.</i>

APPLICANT REQUEST

Rezone to SP to permit office, residential, and vehicle storage.

Preliminary SP

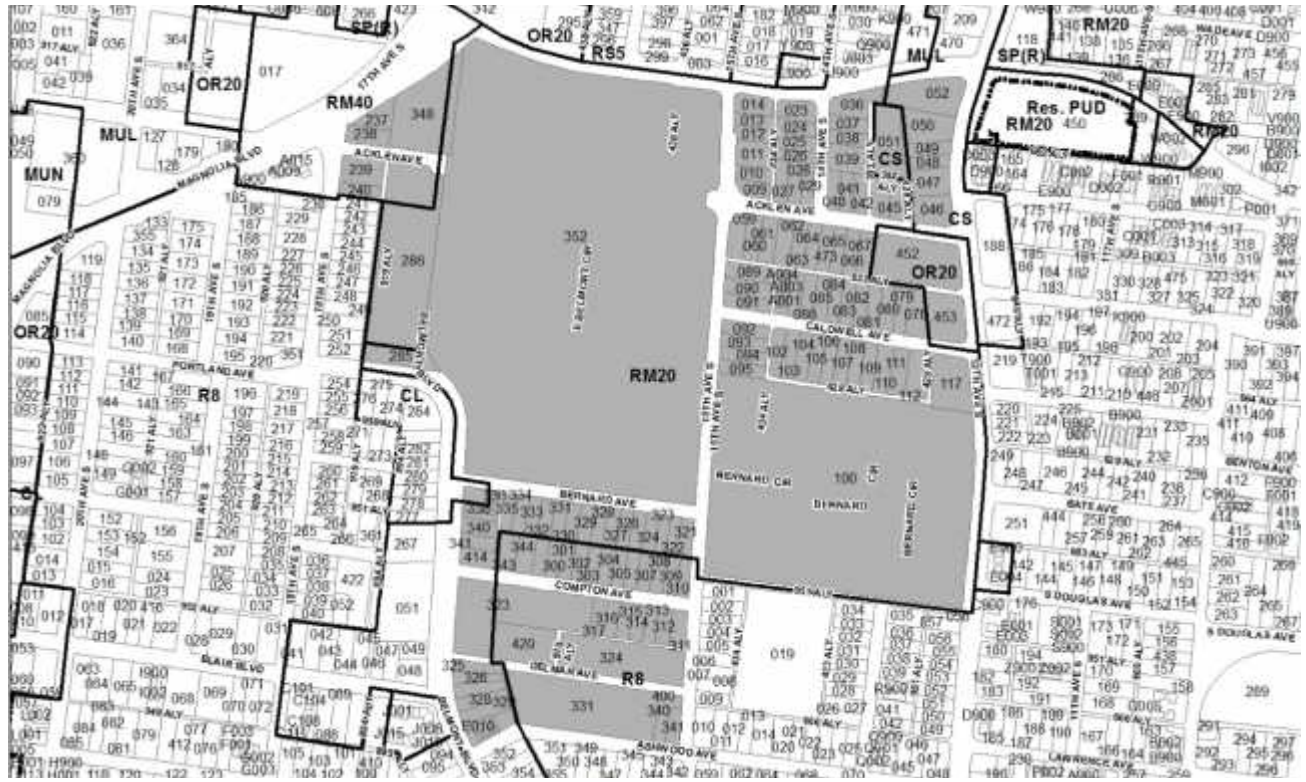
A request to rezone from Agricultural/Residential (AR2a) to Specific Plan – Mixed Use (SP-MU) zoning for property located at 12558 Old Hickory Blvd, approximately 1,300 feet south of Murfreesboro Pike, within the Murfreesboro Pike Urban Design Overlay District (1.0 acre), to permit up to two residential units and a tree trimming business.

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting 3/8/2018



2018IN-001-001
Various Maps, Various Parcels
10, Green Hills – Midtown
18 (Burkley Allen)



Project No.	Institutional Overlay 2018IN-001-001
Council District	18 – Allen
School District	8 – Pierce
Requested by	Councilmember Burkley Allen, applicant; various owners.
Staff Reviewer	Shepard
Staff Recommendation	<i>Defer to the March 22, 2018, Planning Commission meeting.</i>

APPLICANT REQUEST

Institutional overlay amendment to expand the overlay boundary and update the activity zones.

Zone Change

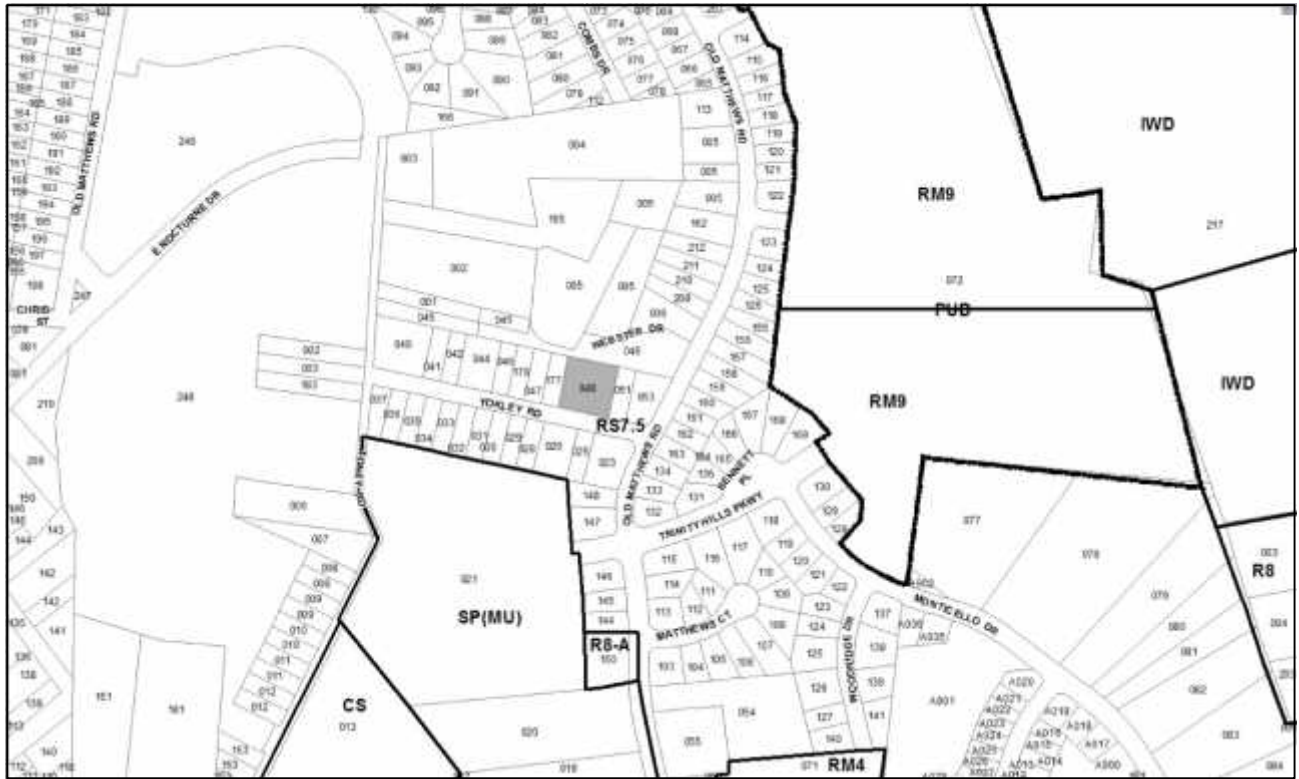
A request to amend the Belmont University Institutional Overlay on various properties located along Wedgewood Avenue, Acklen Avenue, Bernard Avenue, Compton Avenue, Delmar Avenue, Ashwood Avenue, Caldwell Avenue, 12th Avenue South, 14th Avenue South, 15th Avenue South, Magnolia Boulevard and Belmont Boulevard, at the southwest corner of Wedgewood Avenue and 12th Avenue South, zoned Multi-Family Residential (RM20), Multi-Family Residential (RM40), Commercial Limited (CL), Commercial Neighborhood (CN), Commercial Service (CS), Office/Residential (OR20) and One and Two-Family Residential (R8) (91.76 acres), to expand the Institutional Overlay boundary and update the activity zones.

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting 3/8/2018



2018S-038-001
RHYTHM ON YOKLEY
Map 071-01, Parcel 048
03, Bordeaux-Whites Creek
02 (DeCosta Hastings)



Project No.	Final Plat 2018S-038-001
Project Name	Rhythm on Yokley
Council District	02 – Hastings
School District	1 - Gentry
Requested by	Clint Elliott Surveying, applicant; Rhythm Homes & Development, LLC, owner.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve with conditions.</i>

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.

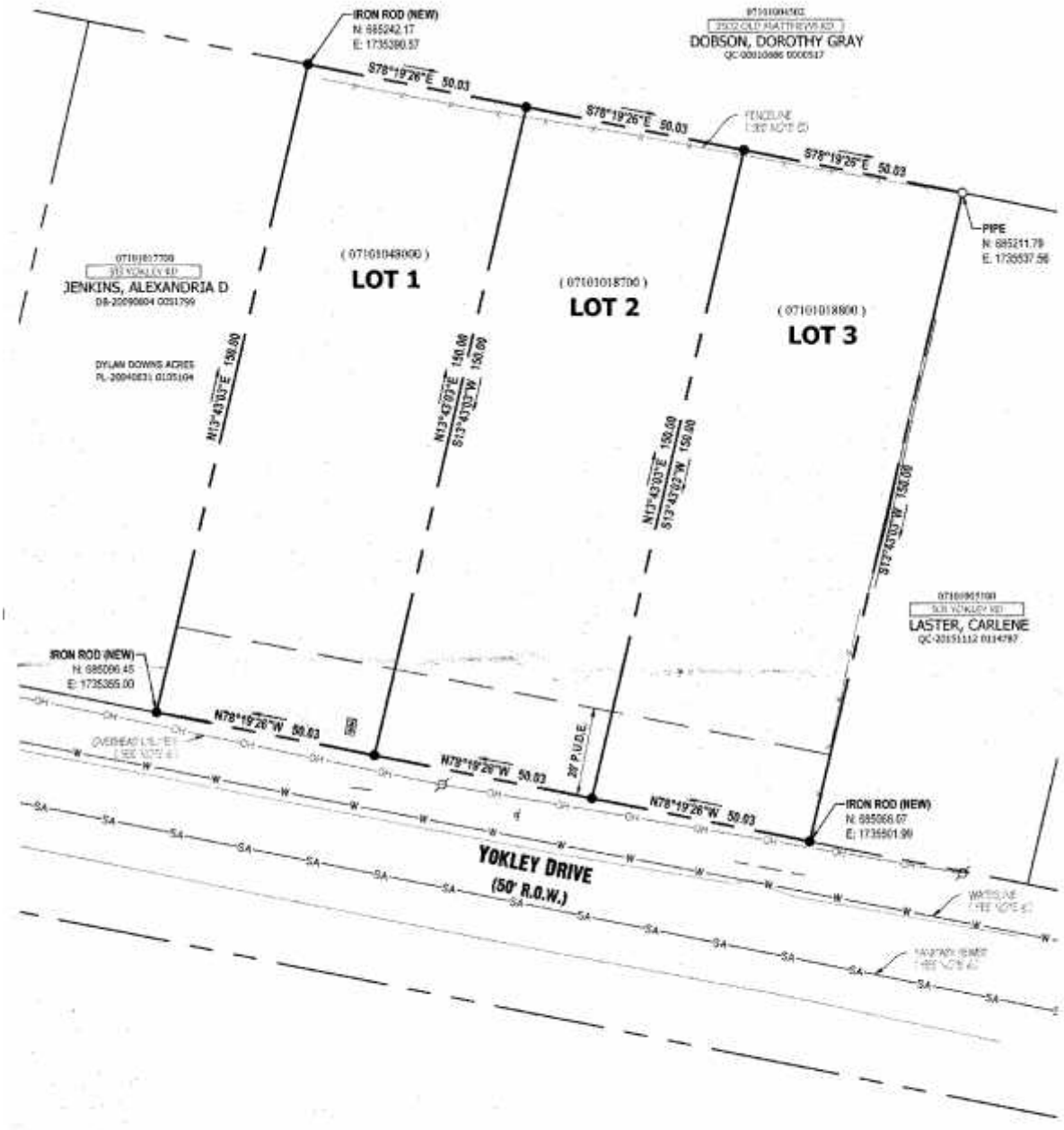
PLAN DETAILS

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.



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Proposed Subdivision



Metro Planning Commission Meeting 3/8/2018

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.

Lots 1, 2, and 3 Frontage	
Proposed Frontage	50.03
Minimum Frontage	50 ft.
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.

Lots 1, 2, and 3 Size	
Proposed Size	0.172 AC
Minimum Size	0.17 AC
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.



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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

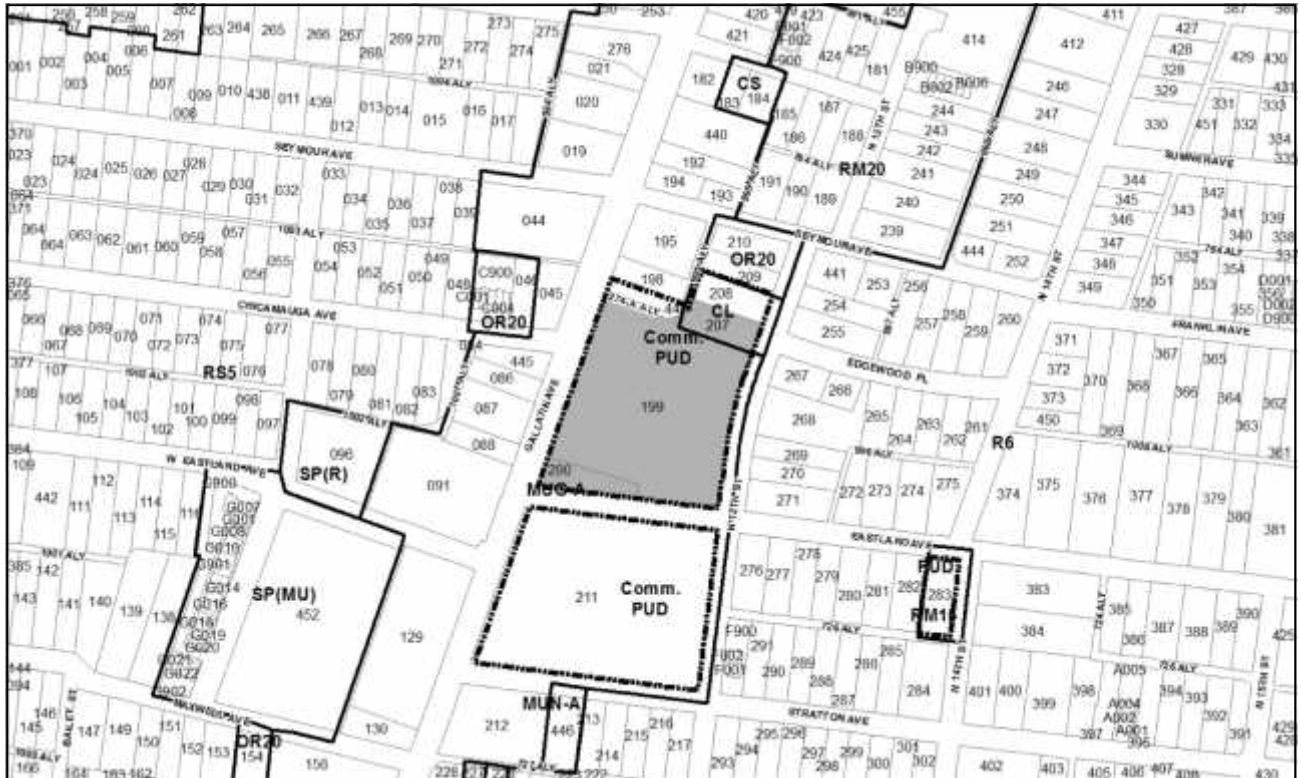
1. On the corrected plat, revise Yokley Drive to Yokley Road.
2. On the corrected plat, correct the map/parcel numbers for Lot 1: 07101004800. Add the map/parcel numbers for Lots 1, 2, and 3 as a note in the Notes section.
3. The building permit site plan shall depict the required public sidewalks, any 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.



SEE NEXT PAGE



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218-77P-001

KROGER # U-880 BUILDING EXPANSION

Map 083-05, Parcel(s) 199-200, 207

05, East Nashville

06 (Brett Withers)



Project No.	Planned Unit Development 218-77P-001
Project Name	KROGER # U-880 BUILDING EXPANSION
Council District	06 - Withers
School District	5 - Buggs
Requested by	Perry Engineering, applicant; Gallatin Realty Partners, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve with conditions.</i>

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

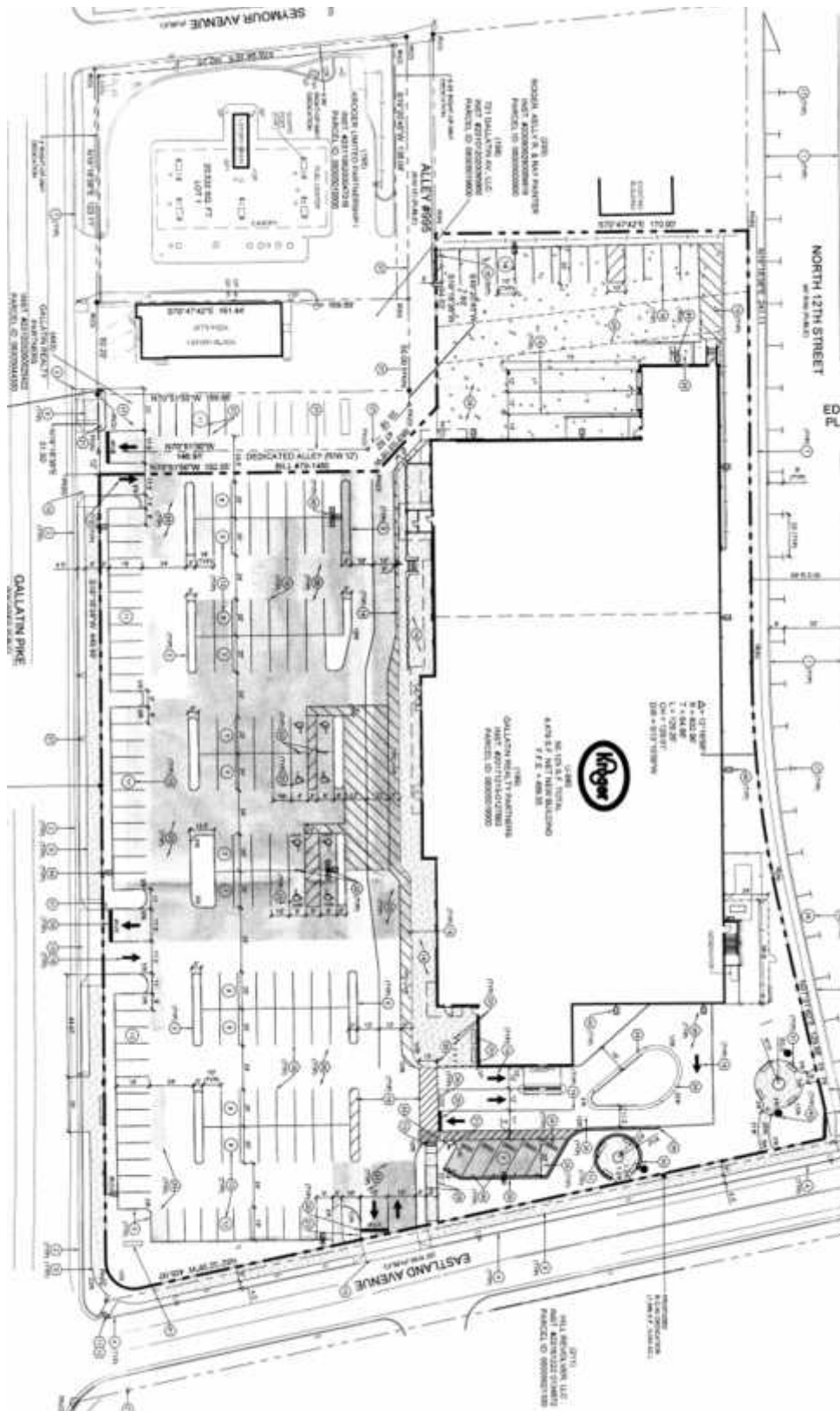
Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of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



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Proposed Site Plan



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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 12th 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 12th 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:



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- 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.



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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.



Metro Planning Commission Meeting 3/8/2018



8-65P-003

NASHVILLE PARK AND MINI STORAGE PUD

Map 059, Parcel(s) 154

03, Bordeaux

02 (DeCosta Hastings)



Project No.	Planned Unit Development 8-65P-003
Project Name	Nashville Park and Mini Storage PUD
Council District	02- Hastings
School District	1 – Gentry
Requested by	White Creek Pike Storage, LLC, applicant and owner.
Staff Reviewer	Burse
Staff Recommendation	<i>Approve with conditions.</i>

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.



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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.



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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.



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Metro Planning Commission Meeting 3/8/2018



2018Z-019PR-001
Map 105-02, Parcel 509
10, Green Hills-Midtown
19 (Freddie O'Connell)



Project No.	Zone Change 2018Z-019PR-001
Council District	19 – O’Connell
School District	5 - Buggs
Requested by	Fulmer Engineering, applicant; Willcam Properties, LLC, owner.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve with conditions.</i>

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 8th 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 8th Avenue South, transitioning to primarily residential land uses south of South Street.



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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 8th 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



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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

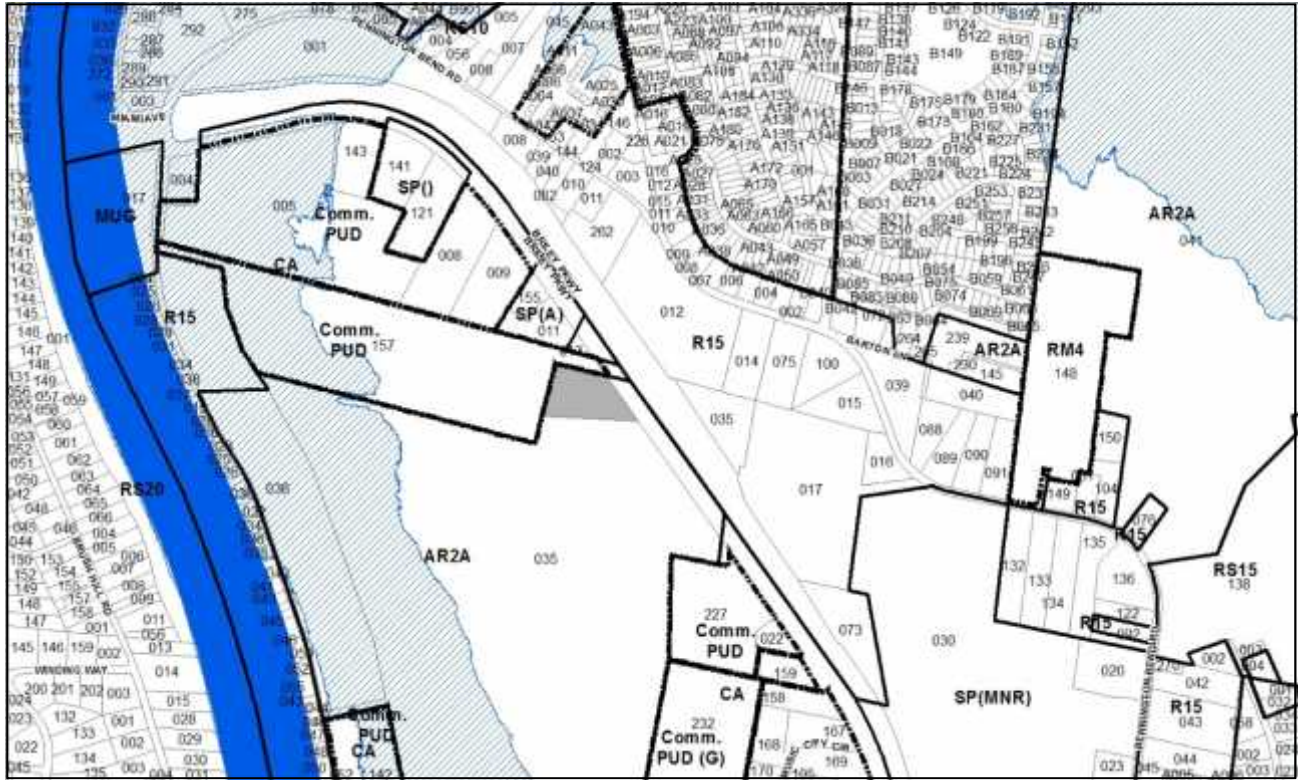
Staff recommends approval with conditions, as the requested zone change is consistent with the Urban Mixed Use Neighborhood land use policy.

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.



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2018Z-026PR-001

Map 062, Part of Parcel(s) 035
14, Donelson – Hermitage – Old Hickory
15 (Jeff Syracuse)



Project No.	Zone Change 2018Z-026PR-001
Council District	15 – Syracuse
School District	4 – Shepherd
Requested by	Tune, Entrekin, and White, PC, applicant; Gleaves Farm, LTD, L.P., owner.
Staff Reviewer	Hill
Staff Recommendation	<i>Approve.</i>

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.



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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

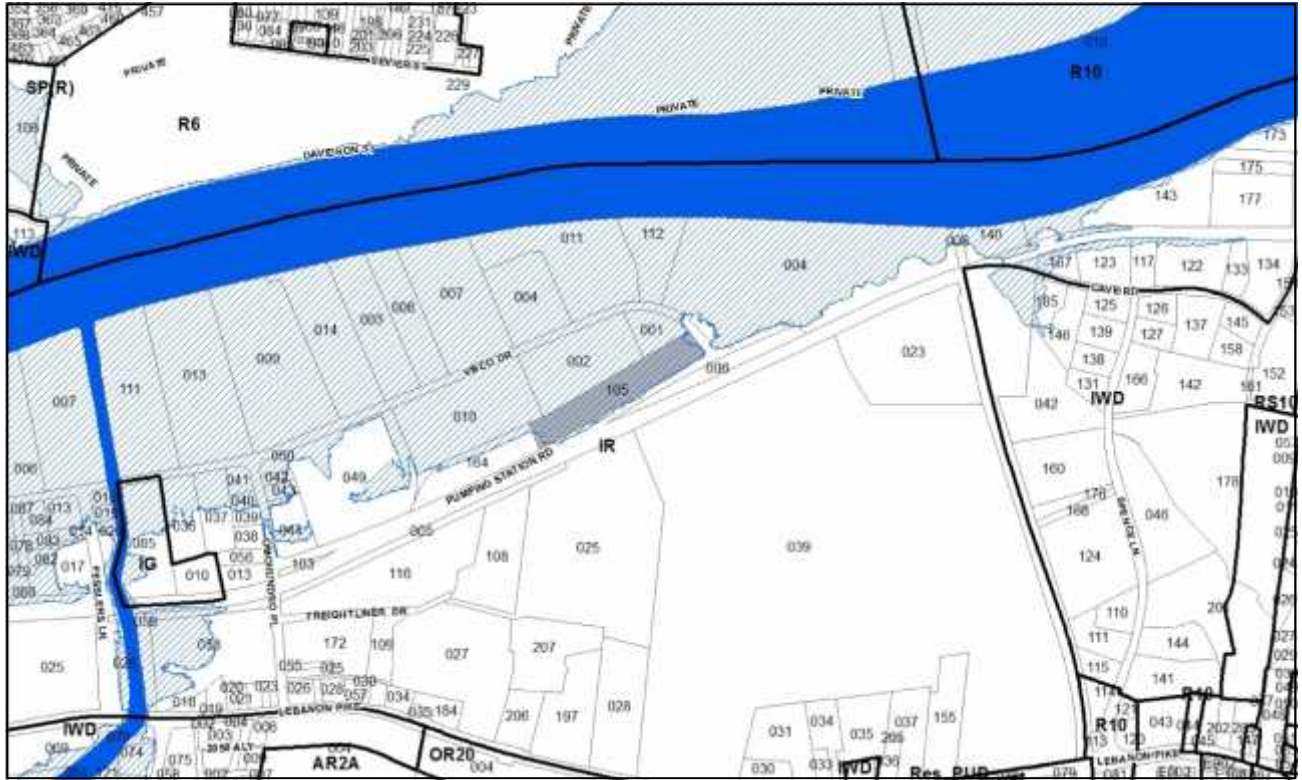
Staff recommends approval as the request is consistent with the T3 Community Center policy at this location.



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2018Z-027PR-001
Map 094, Parcel 105
11, South Nashville
19 (Freddie O'Connell)



Project No.	Zone Change 2018Z-027PR-001
Council District	19 – O’Connell
School District	5 - Buggs
Requested by	Dale & Associates, Inc, applicant; Turner Properties, owner.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve.</i>

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,



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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

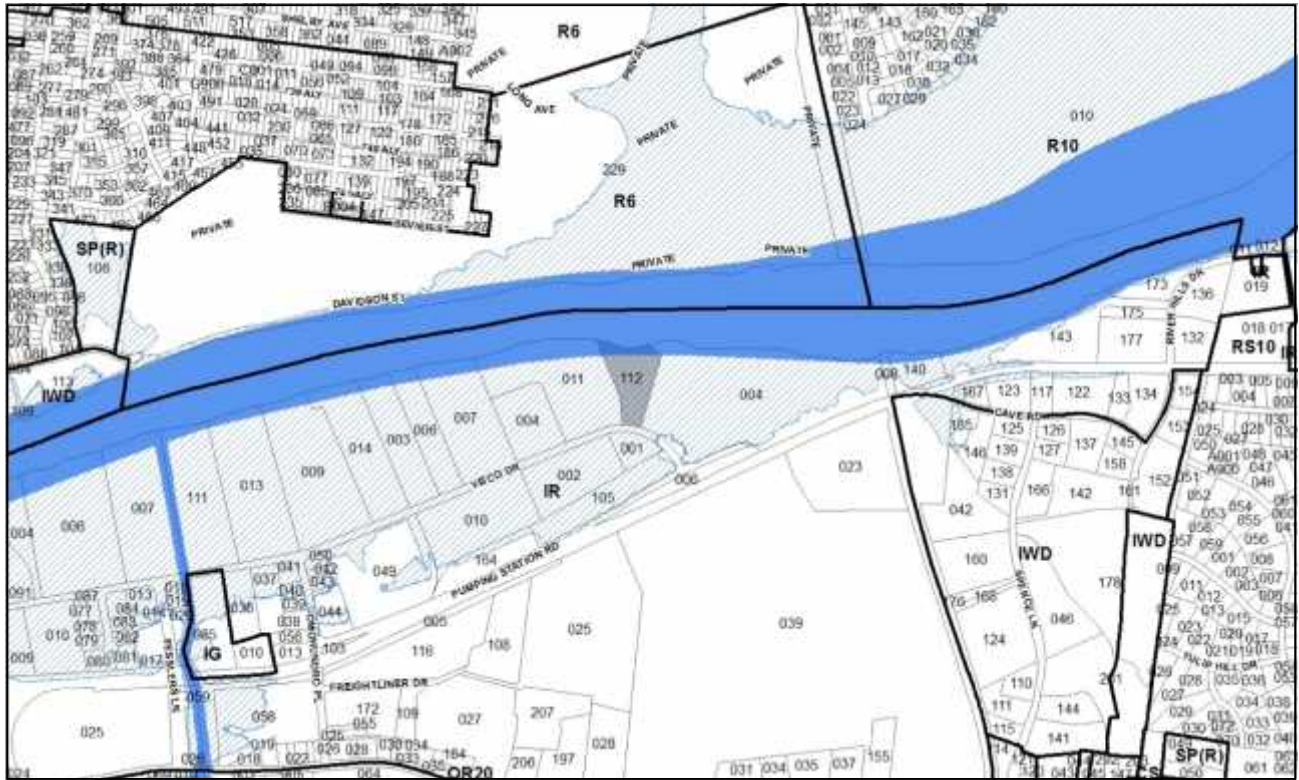
Industrial uses are consistent with CO policy guidance for properties along the Cumberland River; therefore, staff recommends approval.



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2018Z-028PR-001
Map 094, Parcel 112
11, South Nashville
19 (Freddie O'Connell)



Project No.	Zone Change 2018Z-028PR-001
Council District	19 – O’Connell
School District	5 - Buggs
Requested by	Dale & Associates, Inc, applicant; Mark Steve Meadows, owner.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve.</i>

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



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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

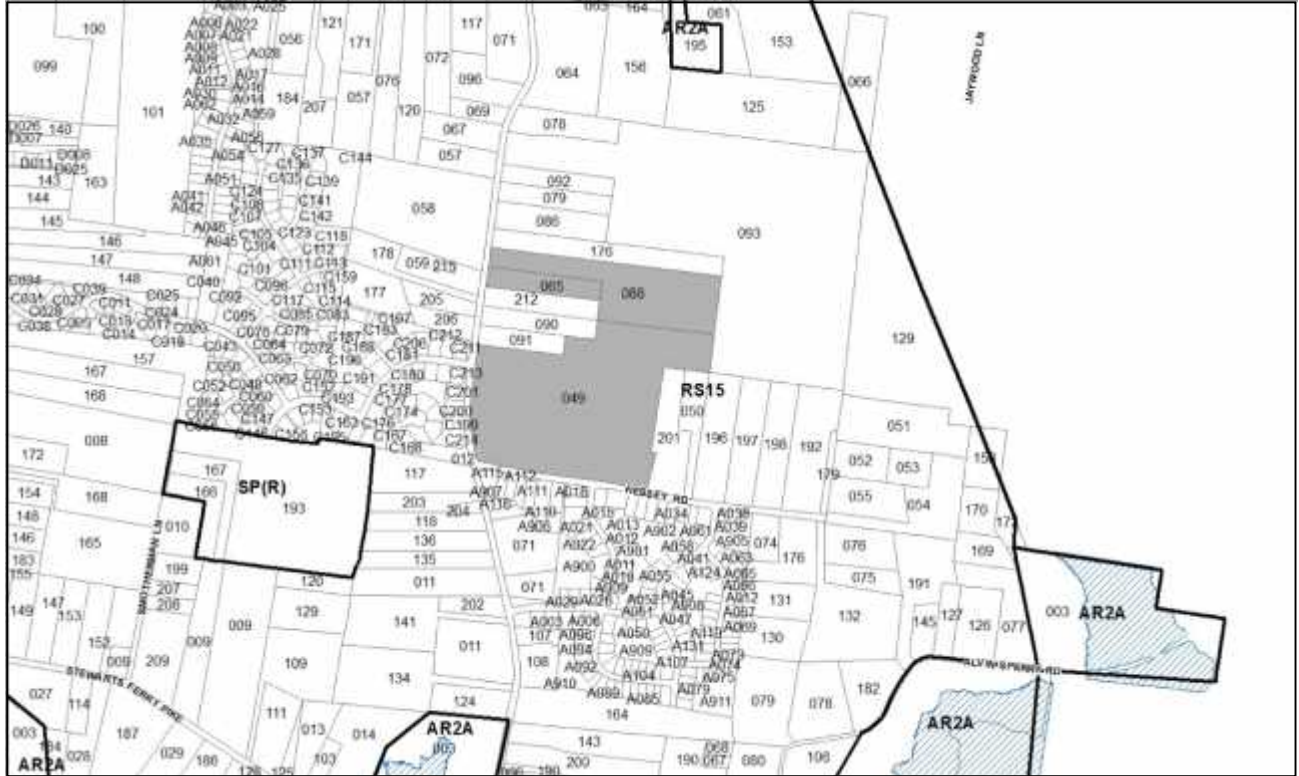
Industrial uses are consistent with CO policy guidance for properties along the Cumberland River; therefore, staff recommends approval.



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2018Z-029PR-001

Map 098, Parcel(s) 065, 088

Map 110, Parcel(s) 049

14, Donelson-Hermitage-Old Hickory

12 (Steve Glover)



Project No.	Zone Change 2018Z-029PR-001
Council District	12- Glover
School District	4- Shepard
Requested by	Dale & Associates, applicant; Chris C. Pardue, and The Brandon Pardue Trust, owners.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve with conditions.</i>

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



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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.



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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.