



# METROPOLITAN PLANNING COMMISSION

## DRAFT MINUTES

**April 12, 2018**  
**4:00 pm Regular Meeting**

**2694 Fessey Court**  
Metro Schools Wellness Center  
**MISSION STATEMENT**

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

**Commissioners Present**

Brian Tibbs  
Daveisha Moore  
Jessica Farr  
Ron Gobbell  
Jeff Haynes  
Dr. Pearl Sims  
Dr. Terry Jo Bichell  
Councilmember Fabian Bedner

**Commissioners Absent**

Greg Adkins Chair  
Lillian Blackshear

**Staff Present**

Bob Leeman, Interim Executive Director  
  
Lucy Kempf, Planning Manager II  
Lee Jones, Planning Manager II  
Michael Briggs, Planning Manager I  
Lisa Milligan, Planner III  
Anita McCaig, Planner III  
Andrew Collins, Planner III  
Greg Claxton, Planner III  
Shawn Shepard, Planner III  
Latisha Birkeland, Planner II  
Levi Hill, Planner II  
Abbie Rickoff, Planner II  
Dara Sanders, Planner III  
Anna Grider, Planner I  
Gene Burse, Planner I  
Patrick Napier, Planner I  
Michelle Hollingsworth, Planner I  
Craig Owensby, Public Information Officer  
Emily Lamb, Legal

**Robert Leeman, AICP**

Secretary and Interim Executive Director, Metro Planning Commission

**Metro Planning Department of Nashville and Davidson County**  
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## Notice to Public

### Please remember to turn off your cell phones.

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

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

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

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

## Writing to the Commission

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

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

## Speaking to the Commission

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

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


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

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

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

## Legal Notice

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

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

# MEETING AGENDA

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## **A: CALL TO ORDER**

The meeting was called to order at 4:04 p.m.

## **B: ADOPTION OF AGENDA**

Mr. Gobbell moved and Mr. Haynes seconded the motion to adopt the agenda. (6-0)

## **C: APPROVAL OF MARCH 08, 2018 MINUTES**

Dr. Sims moved and Mr. Haynes seconded the motion to approve the March 8, 2018 minutes. (6-0)

## **D: RECOGNITION OF COUNCILMEMBERS**

Councilmember Allen spoke in favor of Item 7.

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

- 1a. 2018CP-010-001**  
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
- 1b. 2018SP-026-001**  
THE RESERVOIR
- 1c. 2018P-001-001**  
PUD (CANCEL)
- 2. 2015SP-049-003**  
1225 STAINBACK AVENUE (AMENDMENT)
- 4. 2018SP-017-001**  
GLENDALE & SCENIC
- 5. 2018SP-021-001**  
CURRY ROAD COTTAGES
- 7. 2018M-001OT-001**  
DONELSON TRANSIT-ORIENTED REDEVELOPMENT PLAN
- 8. 2017S-217-001**  
OLD HICKORY CROSSING SUBDIVISION
- 9. 2018S-046-001**  
WHITLAND REALTY COMPANY REVISION ONE
- 11. 2018S-059-001**

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

David Kleinfelter requested a deferral on Item 9 at the request of the councilmember.

Councilmember Bedne moved and Mr. Gobbell seconded the motion to defer Item 9 to the May 10, 2018 Planning Commission meeting. (7-0)

## **F: CONSENT AGENDA ITEMS**

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

- 3. 2017SP-048-003  
THE SOMERSET SP (AMENDMENT)**
- 12. 177-74P-004  
HYATT HOUSE**
- 13. 2018Z-034PR-001**
- 14. 2018Z-035PR-001**
- 15. 2018Z-037PR-001**
- 18. 2018Z-040PR-001**
- 19. 2018Z-041PR-001**
- 20. Confirmation of Downtown Code Design Review Committee Members**
- 24. Accept the Director's Report and Approve Administrative Items**

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

Councilmember Bedne abstained from Item 3.

Mr. Tibbs in at 4:13pm

## G: ITEMS TO BE CONSIDERED

**1a. 2018CP-010-001**  
**GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Anna Grider

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

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

**The Metropolitan Planning Commission deferred 2018CP-010-001 to the April 26, 2018, Planning Commission meeting. (7-0)**

**1b. 2018SP-026-001**  
**THE RESERVOIR**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Levi Hill

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

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

**The Metropolitan Planning Commission deferred 2018SP-026-001 to the April 26, 2018, Planning Commission meeting. (7-0)**

**1c. 2018P-001-001**  
**PUD (CANCEL)**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Levi Hill

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

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

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

**2. 2015SP-049-003**  
**1225 STAINBACK AVENUE (AMENDMENT)**  
Council District 05 (Scott Davis)  
Staff Reviewer: Levi Hill

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

**Staff Recommendation: Defer to the May 10, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-048-003 to the May 10, 2018, Planning Commission meeting. (7-0)**

**3. 2017SP-048-003**  
**THE SOMERSET SP (AMENDMENT)**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Latisha Birkeland

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

**Staff Recommendation: Approve with conditions and disapprove 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.

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.

**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**

**Approve with conditions**

TAS was received 3/19/18. The analyses presented in this study indicate that the proposed project will have a minimal impact on the roadways and intersections within the study area. However, the following considerations should be made in conjunction with the proposed residential project:

- It is appropriate to construct the new project access to include one entering lane and one exiting lane at the intersection with Lebanon Road.
- The analyses conducted for the purposes of this study indicate that the westbound left turns into Spence Enclave Way will accommodate a typical vehicle queue of one vehicle. Similarly, the eastbound left turns into the project access will accommodate a typical vehicle queue of one vehicle. Therefore, the existing 150-foot separation between Spence Enclave Way and the project access is expected to be adequate to accommodate both vehicle queues simultaneously.

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

**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 approval with conditions and disapproval without all conditions.

**CONDITIONS**

- 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 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.

**Approve with conditions and disapprove without all conditions. Consent Agenda (7-0)**

**Resolution No. RS2018-91**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017SP-048-003 is **Approved with conditions and disapprove without all conditions (7-0)**"

**CONDITIONS**

- 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 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.

**4. 2018SP-021-001**

**CURREY ROAD COTTAGES**

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

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

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

**The Metropolitan Planning Commission deferred 2018SP-021-001 to the April 26, 2018, Planning Commission meeting. (7-0)**

**5. 2017S-217-001**

**OLD HICKORY CROSSING SUBDIVISION**

Council District 31 (Fabian Bedne)  
Staff Reviewer: Latisha Birkeland

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

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

**The Metropolitan Planning Commission deferred 2017S-217-001 to the April 26, 2018, Planning Commission meeting. (7-0)**

## 6. 2017Z-122PR-001

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

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

**Staff Recommendations: 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.*

### HISTORY

This case appeared on the March 22, 2018, Planning Commission agenda. Staff presented the case. The public hearing was opened and the Planning Commission heard from the applicant and members of the public. The public hearing was closed, and the Planning Commission had discussion. Following discussion and questions for staff and the applicant, the Planning Commission voted for a deferral to allow time for the applicant to meet with the community to try to address outstanding concerns. A community meeting including the applicant and neighbors was held on April 3, 2018 at the Midtown Hills Police Precinct. Planning staff attended the meeting.

### 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 12<sup>th</sup> Avenue South Corridor. The properties to the north, at the intersection of 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> Avenue South, an arterial boulevard, and are approximately 335 feet south of the intersection of 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> 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.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

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

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.62	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.

Ms. Shepard presented the staff recommendation of approval with conditions.

Ms. Moore confirmed that she watched the video from the March 22, 2018 Planning Commission meeting since she was not in attendance.

Mr. Haynes and Mr. Tibbs noted that they did not watch the video from the March 22, 2018 Planning Commission meeting even though they were not in attendance.

Vice Chair Farr reopened the Public Hearing.

Troy Olsen, applicant, spoke in favor of the application and requested approval.

Duane Cuthbertson, 2814 12<sup>th</sup> Ave S, spoke in favor of the application as the zoning is appropriate for this area.

Ronald Miller, 905 Villa Place, spoke in opposition to the application due to lack of community involvement.

**Vice Chair Farr closed the Public Hearing.**

Dr. Sims spoke in opposition because, even though it is a good project, she has concerns regarding the lack of community involvement and the precedent it could set.

Mr. Gobbell spoke in favor of the application. The request is reasonable, it's consistent with the plan and what is going on in the area.

Ms. Moore spoke in favor of the application. It is consistent with policy and it does appear there was effort to have a community meeting.

Councilmember Bedne spoke in opposition due to lack of community involvement.

Mr. Tibbs spoke in favor of the application as it meets all requirements.

**Mr. Haynes moved and Mr. Gobbell seconded the motion to approve with conditions. (6-2) Councilmember Bedne and Dr. Sims voted against.**

**Resolution No. RS2018-92**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-122PR-001 Is approved with conditions (6-2)"**

**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.

**7. 2018M-001OT-001  
DONELSON TRANSIT-ORIENTED REDEVELOPMENT PLAN  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Jessica Buechler**

A request to establish a Transit-Oriented Redevelopment District on various properties located along Lebanon Pike, from Park Drive to Stewarts Ferry Pike (144.15 acres), requested by M.D.H.A, applicant.

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

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

**8. 2017NHL-002-002**  
**BELAIR MANSION NEIGHBORHOOD LANDMARK DEVELOPMENT PLAN**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Latisha Birkeland

A request to approve a Neighborhood Landmark Development Plan to permit a bed and breakfast on properties located at 2250, 2254 Lebanon Pike and Lebanon Pike (unnumbered) and Revere Place (unnumbered), at the corner of the Briley Parkway Ramp and Lebanon Pike, zoned RS20 and R8 and partially within the Downtown Donelson Urban Design Overlay (5.92 acres), requested by Lewis and Connie James, applicants and owners.  
**Staff Recommendations: Defer to the April 26, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017NHL-002-002 to the April 26, 2018, Planning Commission meeting. (7-0)**

**9. 2018S-046-001**  
**WHITLAND REALTY COMPANY REVISION ONE**  
Council District 24 (Kathleen Murphy)  
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create up to five lots on properties located at 3700 Woodlawn Drive and Woodlawn Drive (unnumbered), north of the terminus of Lynnbrook Road, zoned RS20 (3.56 acres), requested by Smith Gee Studio, LLC, applicant; Phyllis and Thomas Guv Pennington, Et Ux, owners.  
**Staff Recommendations: Defer to the May 10, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018S-046-001 to the May 10, 2018, Planning Commission meeting. (7-0)**

**10. 2018S-047-001**  
**W.L.B. LAWRENCE PLAN OF LOTS RESUB OF PART OF LOT 12**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots on property located at 2020 10th Avenue South, at the southeast corner of 10th Avenue South and Benton Avenue, zoned R8 and within the Waverly Belmont Neighborhood Conservation District (0.41 acres), requested by Campbell McRae and Associates, applicant; Gwendolyn Joyce Murray, owner.  
**Staff recommends Disapprove.**

**APPLICANT REQUEST**  
**Final plat approval to create two lots.**

Final Plat

A request for final plat approval to create two lots on property located at 2020 10th Avenue South, at the southeast corner of 10th Avenue South and Benton Avenue, zoned One and Two-Family Residential (R8) and within the Waverly Belmont Neighborhood Conservation District (0.41 acres).

**Existing Zoning**

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units.*

**GREEN HILLS - MIDTOWN COMMUNITY PLAN**

T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity

**PLAN DETAILS**

This request is for final plat approval to create two lots at 2020 10<sup>th</sup> Avenue South. This parcel currently contains one single family dwelling unit on 0.41 acres of land. Lot 1 is proposed to contain 8,955 square feet and lot 2 is proposed to contain 8,837 square feet.

**ANALYSIS**

Section 3-5.4 of the Subdivision Regulations establishes criteria for Determining Compatibility for Designated Historic Districts. The proposal must meet the following requirements:

Zoning Code

The proposed lots meet the minimum standards of the R8 zoning district.

Metro Historic Zoning

In this instance the Metro Historic Zoning Commission has recommended disapproval as the resulting lots will not allow for a continuation of the historic rhythm of spacing, as required by the design guidelines.

Agency Review

The plat has not received a recommendation of approval from all of Metro Development Review Agencies.

**STORMWATER RECOMMENDATION**

**Approve**

**WATER SERVICES**

**Approve with conditions**

- Lot 1 is approved for one single-family residence only. This lot will be conditionally-flagged as such, once the plat is approved.

**PUBLIC WORKS RECOMMENDATION**

**Approve**

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

**STAFF RECOMMENDATION**

Staff recommends disapproval as the proposed lots are located within a Neighborhood Conservation District and Metro Historic Zoning Commission has recommended disapproval as the proposed lots will not allow for a continuation of the historic rhythm of spacing.

Mr. Napier presented the staff recommendation of disapproval.

Duane Cuthbertson, 2814 12<sup>th</sup> Ave S, spoke in favor of the application. The intent is to provide one additional single family dwelling. To this point there has been no opposition.

Seth Jennings, 2221 Grantland Ave, spoke in favor of the application.

Jasper Hatcher, 850 Glen Ave, spoke in favor of the application.

William Smallman, 1512 Paris Ave, spoke in favor of the application.

Glenda Hughes, spoke in favor of the application and stated that she isn't clear on how Historic can tell her what to do with her property.

Patricia Andrews spoke in favor of the application.

Sonya Smith, 2300 10<sup>th</sup> Ave S, spoke in favor of the application.

Ronald Miller, 905 Villa Place, spoke in favor of the application.

Kendra Thompson, 2300 10<sup>th</sup> Ave S, spoke in favor of the application.

Jeff Meltesen, 2026 10<sup>th</sup> Ave S, spoke in opposition to the application because no one ever spoke to him about this.

Mr. Cuthbertson asked for approval as this complies with all requirements of the subdivision regulations.

**Vice Chair Farr closed the Public Hearing.**

Mr. Tibbs explained that this makes sense from a planning perspective, but there is a historical context to consider. While he is not totally opposed, he does have concerns regarding how it could affect the rest of the overlay.

Dr. Bichell spoke in favor of the application.

Dr. Sims spoke in favor of the application. While somewhat afraid to mess with an overlay, making an exception in this case is not going to diminish the covenant with the neighborhood.

Mr. Gobbell spoke in favor of staff recommendation.

Ms. Moore spoke in favor of the application as it doesn't seem like it would throw off the rhythm of the street.

Vice Chair Farr suggested limiting Lot 2 to single family.

Mr. Haynes noted that a separate lot is better than a detached accessory dwelling unit in the rear.

**Mr. Haynes moved and Ms. Moore seconded the motion to disapprove staff recommendation and to approve the subdivision with the added condition to limit Lot 2 to single family as a 90' lot is not harmonious with the area. (6-2) Mr. Gobbell and Mr. Tibbs voted against.**

**Resolution No. RS2018-93**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that 2018S-047-001 **Is Approved with added condition to limit Lot 2 to single family. (6-2)**

**11. 2018S-059-001**

**1020 EAST OLD HICKORY BLVD**  
Council District 09 (Bill Pridemore)  
Staff Reviewer: Levi Hill

A request for concept plan approval to create up to 56 lots on properties located at 1009, 1021 New Providence Pass, New Providence Pass (unnumbered), 1020 E Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 200 feet east of Farris Avenue, zoned OR20 and RS10 (15.51 acres), requested by Civil Site Design Group, PLLC, applicant; The Turning Point Church, Carolyn and William Stanley, Edward Meek  
**Staff Recommendations: Defer to the April 26, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018S-059-001 to the April 26, 2018, Planning Commission meeting. (7-0)**

**12. 177-74P-004**

**HYATT HOUSE**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on a portion of property located at 16 Century Boulevard, approximately 425 feet north of Marriott Drive, zoned ORI (4.5 acres), to permit a hotel, requested by Ragan-Smith and Associates, applicant; H.H. Heritage Inn of Nashville, LLC, owner.  
**Staff Recommendations: Approve with conditions.**

**APPLICANT REQUEST**

**Revise the preliminary plan and for final site plan to permit a hotel.**

Revision and final Preliminary PUD

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District (PUD) on a portion of property located at 16 Century Boulevard, approximately 425 feet north of Marriott Drive, zoned Office/Residential Intensive (ORI) (4.5 acres), to permit a hotel.

**Existing Zoning**

Office/Residential Intensive (ORI) is intended for high intensity office and/or multi-family uses with limited retail opportunities.

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. *This PUD permits a variety of commercial uses.*

## **PLAN DETAILS**

The PUD was originally approved in 1974 for 1.9 million square feet of commercial and office uses. The site is located at 16 Century Boulevard, approximately 425 feet north of Marriott Drive and contains 4.5 acres. The preliminary plan for this portion of the Century City West PUD, Lot 2, was approved by the Metro Planning Commission in 1998 for a total of 95,000 square feet of office use and 371 parking spaces. To date no structures have been constructed on Lot 2.

### Site Plan

The plan proposes a 4 story, 128 room structure containing 84,906 square-feet. The site will contain a single point of access to Century Boulevard. The site contains two modules of parking located in the front and side of the structure. A five foot wide sidewalk and a four foot wide grass strip are proposed along Century Boulevard, consistent with local street standards.

## **ANALYSIS**

The proposed hotel use is a permitted use within the ORI zone district and the overall concept is consistent with the approved master development plan as approved by Metro Council.

Section 17.40.120.F permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.F, and is 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.

2. Changes to a Final Site Plan. Applications to modify a previously approved final site plan shall follow the procedures of Section 17.40.170.

3. Addition of a Special Exception Use. The addition or relocation of a special exception use otherwise permitted by the underlying base zone district shall be considered by the board of zoning appeals according to the applicable provisions of Chapter 17.16, Article III and Article VII of this chapter and may be approved upon consideration of a recommendation from the planning commission.

4. Subsequent Change in Zoning District. Following adoption of a PUD district, no subsequent change in zoning district classification shall occur within that PUD without concurrent reapproval of the master development plan by the planning commission and council.

5. Cancellation of a PUD District. Cancellation of a PUD district may be initiated by the planning commission, the metropolitan council, or a property owner within the PUD district. A PUD district shall be canceled by ordinance according to the provisions of Article III of this chapter.

The proposed use and site layout are consistent with the PUD approved by Metro Council. The proposal does not alter the basic development concept established by the approved PUD plan, therefore staff recommends approval.

## **FIRE MARSHAL RECOMMENDATION**

### **Approve with conditions**

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

## **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.
- Driveway ramp is to be ST-324, piano keys and ramps at driveway are not needed.
- Prior to building permit approval submit copy of recorded ROW dedications as described on the plans
- Prior to building permit approval provide documentation of cross access to adjoining properties as shown on the plans.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- Comply with previous traffic conditions. Signal plan approval by MPW signal staff shall be approved prior to permit approval. Right turn lane signage for WB RTL on Century Blvd shall be required with permit plan.

**STORMWATER RECOMMENDATION**

**Approve**

- The plan submitted is consistent with the approved grading plan, SWGR 2017028502

**WATER SERVICES RECOMMENDATION**

**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.

**STAFF RECOMMENDATION**

Staff recommends Approve with conditions.

**CONDITIONS**

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metropolitan 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. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.
4. The final site plan shall depict a minimum 5-foot clear path of travel for pedestrian ways, including public sidewalks, and the location of any existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions with the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

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

**Resolution No. RS2018-94**

"BE IT RESOLVED by The Metropolitan Planning Commission that 177-74P-004- **Is approved with conditions (7-0)**

**CONDITIONS**

- 1 This approval does not include any signs. Signs in planned unit developments must be approved by the Metropolitan 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 Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.
- 4 The final site plan shall depict a minimum 5-foot clear path of travel for pedestrian ways, including public sidewalks, and the location of any existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions with the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

**13. 2018Z-034PR-001**

Council District 02 (DeCosta Hastings)  
Staff Reviewer: Levi Hill

A request to rezone from R6 to MUN-A zoning on property located at 2608 Old Buena Vista Road, at the northeast corner of Old Buena Vista Road and Day Street (1.0 acre), requested by REI615, LLC, applicant and owner.)

**Staff Recommendations: Approve with conditions.**

**APPLICANT REQUEST**

**Zone change from R6 to MUN-A.**

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Mixed Use Neighborhood – Alternative (MUN-A) zoning for properties located at 2608 Old Buena Vista Road, at the northeast corner of Old Buena Vista Road and Day Street (1.0 acre).

**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 7 lots with 1 duplex lot for a total of 8 units based on acreage only. Application of the Subdivision Regulations may result in fewer lots.*

**Proposed Zoning**

Mixed Use Neighborhood-Alternative (MUN-A) is intended for a low 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.

**BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN**

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

Consistent with Policy?

Yes. The rezoning permits a mixture of uses, including residential, retail, and office, consistent with the T4 NC policy. The site is approximately 425 feet from W. Trinity Lane, an arterial in the Major and Collector Street Plan. The property has moderate levels of connectivity and frontage along Old Buena Vista Road as well as Day Street. The requested rezoning would provide an adequate transition from the more intense zoning districts found along the corridor to the predominantly residential uses north of the site. The proposed rezoning brings the property closer to the goals of the policy by allowing mixed use development that could serve the immediate neighborhood and would be located in proximity to an arterial boulevard.

**ANALYSIS**

The site consists of approximately 1.0 acre and is located at 2608 Old Buena Vista Road, at the northeast corner of Old Buena Vista Road and Day Street. The property is currently developed with a single-family residence. The site fronts Old Buena Vista Road and Day Street which are both identified as local streets in the Major and Collector Street Plan. Surrounding properties to the north, south, and west are developed with single family residences, while property immediately east of the site is vacant. The site is approximately 425 feet north of W. Trinity Lane, which has an Urban Residential Corridor policy in place and is envisioned to experience more intense development in the future.

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

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- Traffic study may be required at 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)	1.0	7.26 D	9 U	87	7	10

Maximum Uses in Proposed Zoning District: **MUN-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)	0.5		22 U	257	15	30

Maximum Uses in Proposed Zoning District: **MUN-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)	0.25	0.6 F	6,534 S.F.	164	22	22

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.25	0.6 F	6,534 S.F.	318	13	38

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+652	+43	+80

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R6 district: **0 Elementary 1 Middle 1 High**

Projected student generation proposed MUN-A district: **1 Elementary 5 Middle 5 High**

The proposed zoning is expected to generate 9 more students beyond the existing zoning. Students would attend Robert E. Lillard Design Center Elementary School, Joelton Middle School, and Whites Creek High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated December 2017.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions as the request is consistent with the T4 Neighborhood Center 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.

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

**Resolution No. RS2018-95**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-034PR-001- **Is approved with conditions. (7-0)**

**CONDITIONS**

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

## 14. 2018Z-035PR-001

Council District 17 (Colby Sledge)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R6 to MUL-A zoning on property located at 358 Glenrose Avenue, approximately 280 feet east of Hester Avenue (0.38 acres), requested by Land Development Solutions, applicant; WD Denvo, G.P., A Tennessee General Partnership, owner.

**Staff Recommendations: Approve with conditions.**

### APPLICANT REQUEST

**Zone change from R6 to MUL-A.**

#### Zone Change

A request to rezone from One and Two-Family Residential (R6) to Mixed Use Limited-Alternative (MUL-A) zoning on property located at 358 Glenrose Avenue, approximately 280 feet east of Hester Avenue (0.38 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 2 lots with 2 duplex lots for a total of 4 units, based on the acreage only. However, application of the Subdivision Regulations may result in fewer lots at this property.*

#### **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..

#### **SOUTH NASHVILLE 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 site is located on the north side of Glenrose Avenue and currently contains a residential structure. The property is approximately 800 feet east of Nolensville Pike and approximately 100 feet west of an existing CSX rail line. Glenrose Avenue is designated in the Major and Collector Street Plan as an urban mixed-use collector avenue, and Nolensville Pike is designated as a mixed use arterial boulevard, identifying this area as appropriate for additional future growth. Both streets contain existing MTA bus routes, and the site is approximately 900 feet from an existing bus stop on Nolensville Pike. Surrounding properties on and around Glenrose Avenue include mixed one and two-family residential, transitioning to higher intensity non-residential uses towards Nolensville Pike (west) and east of the CSX rail line.

The requested rezoning to MUL-A is consistent with the policy for the area, and is appropriate given the site's location and recently completed or currently pending rezoning requests. The adjacent (eastern) property was rezoned to MUL-A in 2016, and the Metro Planning Commission recently recommended approval of MUL-A zoning for multiple parcels on the south side of Glenrose Avenue, also in T4MU policy.

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. Prior to development, the applicant may be required to perform a traffic impact study to address the increased vehicle trips which may result from the potential increase in density generated by the future development of this site.

#### **FIRE MARSHAL RECOMMENDATION**

**Approve with conditions**

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

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- Traffic study may be required at 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)	0.38	7.26 D	4 U	39	3	5

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)	0.19		8 U	54	5	5

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)	0.1	3.0	13,068 S.F.	279	37	37

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)	0.09	3.0	11,761 S.F.	541	17	50

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+835	+56	+87

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed MUL-A district: 5 Elementary 3 Middle 2 High

The proposed MUL-A zoning district will generate 10 additional students beyond what would be generated under the existing R6 zoning, assuming 50% of the floor area is utilized for non-residential uses. Students would attend Whitsitt Elementary School, Wright Middle School, and Glenciff High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated December 2017.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions as the request is consistent with the T4 Mixed Use Neighborhood policy.

**CONDITIONS**

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

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

**Resolution No. RS2018-96**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-035PR-001 is **Approved with conditions.**  
**(7-0)**

**CONDITIONS**

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

**15. 2018Z-037PR-001**

Council District 17 (Colby Sledge)  
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to MUL-A zoning on properties located at 2207, 2209, 2211 and 2211 B Foster Avenue, approximately 140 feet south of Glenrose Avenue (0.39 acres), requested by Axis Creative, LLC, applicant; Buy N Save Market, Inc., Nagi Hauter, Jamal Albarati and O.I.C. 2209 Foster Avenue Townhomes, owners.  
**Staff Recommendations: Approve with conditions.**

**APPLICANT REQUEST**

**Zone change from RS5 to MUL-A.**

Zone Change

A request to rezone from Single-Family Residential (RS5) to Mixed Use Limited – Alternative (MUL-A) zoning on properties located at 2207, 2209, 2211 and 2211 B Foster Avenue, approximately 140 feet south of Glenrose Avenue (0.39 acres).

**Existing Zoning**

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 3 units based on acreage only.*

**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.

**SOUTH NASHVILLE 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 requested MUL-A zoning is consistent with the T4 Mixed Use Neighborhood policy. The site is located on Foster Avenue, which is identified in the Major and Collector Street Plan (MCSP) as an arterial boulevard. The policy calls for a more urban style of development, with buildings located on site to break up large expanses of parking and are oriented either to the street or toward courtyards or open spaces that create a town center style environment. The requested MUL-A zoning district includes standards for building placement, façade width and location of parking that will encourage development that is consistent with the design principles of the T4 MU policy. Additionally, MUL-A zoning creates opportunities for integration of residential uses, either in mixed use buildings, or as a transition to the commercial uses to the north.

**ANALYSIS**

The site is located on the west side of Foster Avenue, approximately 170 feet south of Glenrose Avenue, in South Nashville. The two parcels, totaling 0.39-acres, are vacant. The site is surrounded by commercial uses to the north, residential uses to the west, institutional use to the east and I-440 to the south. The existing land use pattern along this segment of Foster Avenue is characterized by non-residential uses.

The requested zoning, MUL-A, will create opportunities for redevelopment that is more consistent with the goals of T4 MU policy than the existing RS5 zoning. The MUL-A district includes standards for building placement and parking location that will activate the street and enhance the pedestrian realm. The requested zoning will also create opportunities to incorporate residential uses and serve as a transition to surrounding non-residential uses.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved With Conditions**

- A traffic study may be required at the time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.39	8.71 D	3 U	29	3	4

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)	0.2		9 U	60	5	6

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)	0.1	3.0	13,068 S.F.	279	37	37

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)	0.09	3.0	11,761 S.F.	541	17	50

Traffic changes between maximum: **RS5 and MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+851	+56	+89

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RS5 district: 1 Elementary 0 Middle 0 High

Projected student generation proposed MUL-A district: 6 Elementary 3 Middle 2 High

The proposed zone change would generate 10 more students than what is typically generated under the existing RS5 zoning district. Students would attend Whitsitt Elementary School, Wright Middle School, Glencliff High School. Each school within the cluster has capacity for additional students. This information is based upon data from the school board last updated December 2017.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions as the request is consistent with the T4 Urban Mixed Use Neighborhood policy.

**CONDITIONS**

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

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

**Resolution No. RS2018-97**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that 2018Z-037PR-001- **Is approved with conditions. (7-0)**

## CONDITIONS

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

### 16. 2018Z-038PR-001

Council District 05 (Scott Davis)  
Staff Reviewer: Gene Burse

A request to rezone from RS5 to R6-A zoning on property located at 1519 Meridian Street, approximately 75 feet south of Marshall Street (0.32 acres), requested by Land Development Solutions, applicant; Magness Devco 2017, GP, owners.

**Staff Recommendations: Approve with conditions.**

#### APPLICANT REQUEST

Zone change from RS5 to R6-A.

#### Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential-Alternative (R6-A) zoning for property located at 1519 Meridian Street, approximately 75 feet south of Marshall Street (0.32 acres).

#### Existing Zoning

Single-Family Residential (RS5) zoning requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 8.71 dwelling units per acre. *RS5 would permit a maximum of 2 single-family residential units.*

#### Proposed Zoning

One and Two-Family Residential-Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.26 dwelling units per acre including 25 percent duplex lots. *R6-A would permit a maximum of 2 duplex lots for a total of 4 residential units. Application of the Subdivision Regulations may limit the ability to subdivide this lot.*

#### EAST NASHVILLE COMMUNITY PLAN

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

#### Consistent with Policy?

Yes. The proposed rezoning is consistent with the T4 Neighborhood Evolving policy at this location as it allows for appropriate design standards that relate to driveway access and garage orientation. The redevelopment of the site will provide opportunities for additional diversity in housing types in the immediate area. This request creates an opportunity for additional development in areas served by existing infrastructure.

#### ANALYSIS

The property is located on 0.32 acres, approximately 75 feet south of Marshall Street. Existing site conditions include a single-family house. The site is served by existing MTA service on Meridian Street with a bus stop located approximately 400 feet away at the corner of Meridian Street and Gatewood Avenue. Surrounding properties consist primarily of existing residential land uses. Adjacent zoning districts include Commercial Limited, Commercial Service and Specific Plan-Residential. The R6-A zoning district provides design standards that will enhance the character of the neighborhood when redevelopment occurs. Some of the design standards include raised foundations and location of vehicular parking. Rear access to the site will be provided from an existing improved alley when development occurs.

The intent of the T4 Urban Neighborhood Evolving policy is 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. Rezoning this parcel to R6-A will provide an opportunity for this site to provide additional housing choices within the immediate area.



**FIRE DEPARTMENT RECOMMENDATION****Approve with conditions**

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

**TRAFFIC AND PARKING RECOMMENDATION****Approve with conditions**

- Traffic study may be required at time of development

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.32	8.71 D	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.32	7.26 D	4 U	39	3	5

Traffic changes between maximum: **RS5 and R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+19	+1	+2

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing RS5 district: 1 Elementary 0 Middle 0 High**

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

The proposed R6-A zoning is not expected to generate more students than the existing RS5 zoning district. Students would attend Shwab Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools have been identified as having additional capacity by the Metro School Board. This information is based upon data from the school board last updated December 2017.

**STAFF RECOMMENDATION**

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

**CONDITIONS**

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

Mr. Burse presented the staff recommendation of approval with conditions.

Mr. Haynes stepped out of the room at 5:35 p.m.

Duane Cuthbertson, 2814 12<sup>th</sup> Ave S, spoke in favor of the application. It is consistent with policy and achieves a lot of the city's goals.

Gordon Harmon, 1826 Joy Circle, requested a deferral until after the community plan revisions are complete.

Ashonti Davis, 321 Edwin St, requested a deferral until after the community plan revisions are complete.

Mr. Cuthbertson stated that his client does not want to defer.

**Vice Chair Farr closed the Public Hearing.**

Dr. Bichell asked the applicant if he would consider a deferral.

Mr. Cuthbertson stated that his client would like to move this forward, but if a deferral is necessary, he would like a definite date to bring this back before the commission.

Dr. Bichell spoke in favor of a deferral.

Mr. Tibbs spoke in favor of a deferral.

Dr. Sims spoke in favor of a deferral.

Mr. Gobbell spoke in favor of a deferral.

**Ms. Moore moved and Mr. Tibbs seconded the motion to defer to the June 14, 2018 Planning Commission meeting. (7-0)**

Mr. Haynes stepped back in the room at 5:48 p.m.

**Resolution No. RS2018-98**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-038PR-001 is **Deferred to the June 14, 2018, Planning Commission meeting. (7-0)**

**17. 2018Z-039PR-001**

Council District 05 (Scott Davis)  
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning on properties located at 1702 Meridian Street, approximately 30 feet northwest of Edith Avenue (0.34 acres), requested by Land Development Solutions, applicant; 1702 Meridian, GP, owner.

**Staff Recommendations: Approve with conditions.**

**APPLICANT REQUEST**

**Zone change from RS5 to R6-A.**

Zone Change

A request to rezone from Residential Single-Family (RS5) to One and Two-Family Residential - Alternative (R6-A) zoning on properties located at 1702 Meridian Street, approximately 30 feet northwest of Edith Avenue (0.34 acres).

**Existing Zoning**

Residential Single-Family (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 1 unit.*

One and Two-Family Residential – Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *R6-A would permit a maximum of one duplex lot for a total of two units.*

**EAST NASHVILLE COMMUNITY PLAN**

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

Consistent with Policy?

The proposed zone change is consistent with policy in this location. The access and design requirements within the R6-A zone district are consistent with the design principles established in the T4 NE policy. The lot is located along Meridian Street, northwest of Edith Avenue. The surrounding neighborhood contains a diverse mixture of residential uses. These uses include single-family, two-family, and multi-family. If the lot is determined to be duplex eligible, the

proposed zone change would permit a two-family residential use. Determinations of duplex eligibility are made by the Metro Codes Department. Alternatively, a detached accessory dwelling unit may be allowed.

**ANALYSIS**

The property contains 0.34 acres located on the western side of Meridian Street, approximately 30 feet northwest of Edith Avenue. The standards required by the alternative zoning district will foster a built character that meaningfully addresses the street by implementing build-to zones and functional entries to buildings. The proposed rezoning is consistent with the goals and objectives of the T4 MU policy and the context of the surrounding neighborhood in this location.

**FIRE MARSHALL RECOMMENDATION**

**Approve with conditions**

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

**TRAFFIC AND PARKING RECOMMENDATION**

**Approved with conditions**

- A traffic study may be required at the time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.34	8.71 D	2 U	20	2	3

Maximum Uses in Proposed 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)	0.34	7.26 D	4 U	39	3	5

Traffic changes between maximum: **RS5 and R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+19	+1	+2

**METRO SCHOOL BOARD REPORT**

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

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

The proposed zoning is expected to generate 1 additional student beyond the existing zoning. Students would attend Shwab Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated December 2017.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions 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.

Mr. Burse presented the staff recommendation of approval with conditions.

Mr. Haynes stepped out of the room at 5:35 p.m.

Duane Cuthbertson, 2814 12<sup>th</sup> Ave S, spoke in favor of the application. It is consistent with policy and achieves a lot of the city's goals.

Gordon Harmon, 1826 Joy Circle, requested a deferral until after the community plan revisions are complete.

Ashonti Davis, 321 Edwin St, requested a deferral until after the community plan revisions are complete.

Mr. Cuthbertson stated that his client does not want to defer.

**Vice Chair Farr closed the Public Hearing.**

Dr. Bichell asked the applicant if he would consider a deferral.

Mr. Cuthbertson stated that his client would like to move this forward, but if a deferral is necessary, he would like a definite date to bring this back before the commission.

Dr. Bichell spoke in favor of a deferral.

Mr. Tibbs spoke in favor of a deferral.

Dr. Sims spoke in favor of a deferral.

Mr. Gobbell spoke in favor of a deferral.

Mr. Haynes stepped back in the room at 5:48 p.m.

**Mr. Tibbs moved and Ms. Moore seconded the motion to defer to the June 14, 2018 Planning Commission meeting. (8-0)**

**Resolution No. RS2018-99**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-039PR-001 is **Deferred to the June 14, 2018, Planning Commission meeting.**”

**18. 2018Z-040PR-001**

Council District 28 (Tanaka Vercher)  
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to RS7.5 zoning on property located at 2544 Una Antioch Pike, approximately 590 feet north of Moss Road (4.0 acres), requested by Luciano Scala, applicant; Don L. and Louise P. Thornberry, owners.

**Staff Recommendations: Approve with conditions.**

**APPLICANT REQUEST**

**Zone change from AR2a to RS7.5**

Zone Change

A request to rezone from Agricultural/Residential (AR2a) to Single-Family Residential (RS7.5) zoning on property located at 2544 Una Antioch Pike, approximately 590 feet north of Moss Road (4.0 acres).

**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 2 lots with 2 duplex lots for a total of 4 units. However, application of the Subdivision Regulations may result in fewer lots at this property.*

**Proposed 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 19 lots. However, application of the Subdivision Regulations may result in fewer lots on this property.*

**ANTIOCH-PRIEST LAKE COMMUNITY PLAN**

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to

undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity.

Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

T3 Suburban 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. T3RC policy is identified along the western property line, associated with adjacent (western) parcels located along the Una Antioch Pike corridor.

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.

*A very small area of Conservation policy is located near the southwestern corner of the property, identifying potential steep slopes.*

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

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

#### Consistent with Policy?

The proposed zone change is consistent with the T3NE policy and the T3NE SPA, which are the primary land use policies at this site. Guidance from the SPA suggests that the gross density of the area should be similar to adjacent properties in the RS7.5 zoning district, consistent with this rezoning request. Additionally, the Antioch-Priest Lake Community Plan includes a detailed Transportation Plan for future development located within Rural Hill-Moss Road SPAs. Guidance from the Transportation Plan indicates a need for a more comprehensive transportation system with interconnected streets and a cohesive block structure. Rezoning to RS7.5 will create more opportunities for enhanced vehicular and pedestrian connectivity, consistent with policy guidance for the area.

#### **ANALYSIS**

The site is vacant and is primarily located in the T3NE policy and T3NE SPA, extending north/east on the north side of Moss Road, and south/west on the south side of Moss Road. Surrounding land uses include primarily single-family and vacant properties, with scattered community/institutional uses located along the Una Antioch Pike corridor.

The site does not currently have any public street frontage, but it is located directly north of an existing RS7.5-zoned parcel that was recently approved by the Metro Planning Commission for development of a single-family subdivision. The adjacent subdivision is accessed from Moss Road through a new public street that stubs to the site, consistent with guidance from the detailed Transportation Plan, which emphasizes the importance of developing a street network within the community. Once the subject property is rezoned to a single-family zoning district, access to site can be achieved by connecting through the adjacent subdivision to Moss Road, consistent with guidance from the Transportation Plan.

Single-family residential development at this site will provide additional opportunities to connect to the adjacent subdivision and surrounding street network, allowing for improved pedestrian, bicycle and vehicular connectivity. Rezoning from AR2a to RS7.5 will allow the site to redevelop in a manner that is consistent with the policies and the surrounding context. Prior to development, the applicant may be required to perform a traffic impact study to address the increased vehicle trips which may result from the potential increase in density generated by the future development of this site.

**FIRE MARSHAL RECOMMENDATION****Approve with conditions**

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

**TRAFFIC AND PARKING RECOMMENDATION****Approve with conditions**

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

Maximum Uses in Existing Zoning District: **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)	4.0	0.5 D	4 U	39	3	5

Maximum Uses in Proposed Zoning District: **RS7.5**

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)	4.0	5.8 D	23 U	221	18	24

Traffic changes between maximum: **AR2a and RS7.5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+19 U	+182	+15	+19

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing AR2a district: 3 Elementary 2 Middle 2 High**

**Projected student generation proposed RS7.5 district: 8 Elementary 6 Middle 5 High**

The proposed zoning is expected to generate 12 additional students beyond the existing zoning. Students would attend J.E. Moss Elementary School, Apollo Middle School, and Antioch High School. J.E. Moss Elementary and Apollo Middle have been identified as having additional capacity. There is no capacity for high school students within the Antioch High School cluster; however, there is capacity within an adjacent cluster for high school students. This information is based upon data from the school board last updated December 2017.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions as the request is consistent with the T3 Suburban Neighborhood Evolving policy and T3 Suburban Neighborhood Evolving SPA.

**CONDITIONS**

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

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

Luciano Scala, applicant, spoke in favor of the application.

Michelle Berkebile, 2540 Una Antioch Pk, spoke in opposition to the application due to traffic concerns.

John Berkebile, 2540 Una Antioch Pk, spoke in opposition to the application due to traffic and drainage concerns.

**Vice Chair Farr closed the Public Hearing.**

Mr. Gobbell spoke in favor of staff recommendation.

Ms. Moore spoke in favor of staff recommendation.

Mr. Tibbs spoke in favor of staff recommendation.

Dr. Bichell spoke in favor of staff recommendation.

**Mr. Gobbell moved and Mr. Haynes seconded the motion to approve with conditions. (8-0)**

**Resolution No. RS2018-100**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-040PR-001 **Is approved with conditions. (8-0)**

**CONDITIONS**

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

**19. 2018Z-041PR-001**

Council District 02 (DeCosta Hastings)  
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to RM15-A zoning on property located at 19 Willis Street, approximately 300 feet northeast of Baptist World Center Drive (0.14 acres), requested by Prime Nashville, LLC, applicant and owner.  
**Staff Recommendations: Approve with conditions.**

**APPLICANT REQUEST**

**Zone change from RS5 to RM15-A**

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential (RM15-A) zoning on property located at 19 Willis Street, approximately 300 feet northeast of Baptist World Center Drive (0.14 acres).

**Existing Zoning**

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 1 unit.*

**Proposed Zoning**

Multi-Family Residential-Alternative (RM15-A) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM15-A would permit a maximum of 2 units.*

**BORDEAUX – WHITES CREEK- HAYNES TRINITY 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.

Mobility Supplemental Policy

The mobility supplemental policy contains guidance for increasing connectivity in developed areas and establishing a street network in greenfield areas, particularly in areas within the T4 Urban Transect. This supplemental policy is accompanied by an exhibit showing a conceptual network of proposed street connectivity throughout Haynes Trinity that would provide a strong and cohesive block structure in support of the Community Character Policies. As a conceptual network, alignments may vary as the result of property consolidation patterns, topography, and other environmental constraints that may be identified during detailed analysis.

Consistent with Policy?

The proposed zone change to RM15-A may permit up to two residential units on this lot. The proposed zone change is consistent with the proposed T4 Mixed Use Neighborhood policy which supports a variety of housing types as well as a mixture of uses including commercial and residential. The neighborhood mainly consists of single-family uses and vacant property. The site is located approximately 311 feet from Baptist World Center Drive which is classified as an arterial-boulevard on the Major and Collector Street Plan. The requested RM15-A zoning district includes design standards that will encourage development that is more consistent with the design principles of the T4 MU policy.

**ANALYSIS**

The site is located on the west side of Willis Street, approximately 300 feet north of Baptist World Center Drive. The parcel, totaling 0.14-acres, includes a single-family residential unit. The site is surrounded by vacant properties to the north, south and west, and single-family residential uses to the east. The existing land use pattern along this segment of Willis Street is characterized by residential uses.

The requested zoning, RM15-A, will create opportunities for redevelopment that is more consistent with the goals of T4 MU policy than the existing RS5 zoning. The RM15-A district includes standards for building placement and parking location that will activate the street and enhance the pedestrian realm. The requested zoning will also create opportunities to incorporate redevelopment of residential uses close to Baptist World Center Drive which is designated as an arterial-boulevard with existing transit routes.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- A traffic study may be required at the time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.14	8.71 D	1 U	10	1	2

Maximum Uses in Proposed Zoning District: **RM15-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 (210)	0.14		2 U	20	2	3

Traffic changes between maximum: **RS5 and RM15-A**

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

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed RM15-A district: 0 Elementary 0 Middle 0 High

The proposed zone change would generate no more students than what is typically generated under the existing RS5 zoning district. Students would attend Lillard Elementary School, Joelton Middle School, Whites Creek High School. Each school within the cluster has capacity for additional students. This information is based upon data from the school board last updated December 2017.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions as the request is consistent with the T4 Urban Mixed Use Neighborhood policy.

**CONDITIONS**

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

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

**Resolution No. RS2018-101**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-041PR-001- **Is Approved with conditions.(7-0)**

**CONDITIONS**

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



## H: OTHER BUSINESS

20. Confirmation of Downtown Code Design Review Committee Members  
**MPC Action: Approved (7-0)**

**Resolution No. RS2018-102**

“BE IT RESOLVED by The Metropolitan Planning Commission that the confirmation of the downtown code design review committee members- **Is Approved (7-0)**”

21. Historic Zoning Commission Report
22. Board of Parks and Recreation Report
23. Executive Committee Report
24. Accept the Director's Report and Approve Administrative Items  
**MPC Action: Approved (7-0)**

**Resolution No. RS2018-103**

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

25. Legislative Update

## I: MPC CALENDAR OF UPCOMING EVENTS

**April 19, 2018**

MPC Meeting – Capital Improvements Budget

4 pm, 511 Oman Street, Metro Park Conference Room

**April 26, 2018**

MPC Meeting

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

**May 10, 2018**

MPC Meeting

4 pm, 936 East Trinity Lane East Nashville Metropolitan Police Precinct

**J: ADJOURNMENT**

The meeting adjourned at 5:47 p.m.

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Chairman

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Secretary



**METROPOLITAN GOVERNMENT**  
**OF NASHVILLE AND DAVIDSON COUNTY**  
 Planning Department  
 Metro Office Building, 2<sup>nd</sup> Floor

Date: March 22, 2018

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: Robert Leeman, Interim Executive Director

Re: Executive Director’s Report

The following items are provided for your information.

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

1. Planning Commission Meeting
  - a. Attending: Haynes, Sims, Adkins, Gobbell, Bichell
  - b. Leaving Early:
  - c. Not Attending: Blackshear; Farr, Moore
2. Legal Representation – Emily Lamb will be attending.

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

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 3/15/2018**.

<b><u>APPROVALS</u></b>	<b># of Applics</b>	<b># of Applics '17</b>
Specific Plans	4	9
PUDs	0	1
UDOs	0	1
Subdivisions	5	29
Mandatory Referrals	12	50
<b>Grand Total</b>	21	90

## SPECIFIC PLANS (finals only): MPC Approval

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
4/13/2017 11:30	3/2/2018 0:00	PLRECAPP	2012SP-005-005	VOCE DEVELOPMENT PHASE 3	A request for final site plan approval on properties located at 5570 Granny White Pike and Woodsong Drive (unnumbered), west and north of Woodsong Drive, zoned SP-MR (23.11 acres), to permit ten lots, requested by Civil Site Design Group, applicant; Granny White Cabin Realty, LLC, owner.	34 (Angie Henderson)
5/31/2017 14:59	3/8/2018 0:00	PLPADMIN	2008SP-025-004	UPS EWING CREEK FEEDER LOT	A request for final site plan approval on a portion of properties located at 2832 Whites Creek Pike and Whites Creek Pike (unnumbered), approximately 1,600 feet northwest of Knight Drive, zoned SP-MI (27.64 acres), to permit a parking lot, requested by Barge Waggoner Sumner and Cannon, Inc., applicant; Ewing's Creek, LLC and Michael Nacarato, Jr., owners.	02 (DeCosta Hastings)
10/12/2017 10:01	3/12/2018 0:00	PLRECAPP	2017SP-070-002	TRADITIONS	A request for final site plan approval on properties located at 6922 Nolensville Pike and Nolensville Pike (unnumbered) and a portion of 6444 Pettus Road, approximately 330 feet southeast of Pettus Road, zoned SP-R (4.38 acres), to permit an assisted living facility, requested by Batson and Associates, applicant; David Hill, owner.	31 (Fabian Bedne)
9/14/2017 11:21	3/15/2018 0:00	PLRECAPP	2016SP-021-002	MAGNOLIA FARMS PHASE 1 (FINAL)	A request for final site plan approval for properties located at Hoggett Ford Road (unnumbered), and part of property located at 3739 Hoggett Ford Road, approximately 1,700 feet east of Brandau Road (43.63 acres), to permit 105 dwelling units, requested by Gresham Smith and Partners, applicant; Beazer Homes, LLC, owner	14 (Kevin Rhoten)

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

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

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

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

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

### MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
2/6/2018 8:48	3/7/2018 0:00	PLRECAPP	2018M-007EN-001	SUN DINER AT 111 3RD AVENUE SOUTH AERIAL ENCROACHMENT	A request for an aerial encroachment comprised of one (1) double-faced, illuminated projecting sign encroaching the public right-of-way on property located at 111 3rd Avenue South (Map 093-06-4 Parcel 029), requested by TC Restaurant Group, applicant; TAC 305 LowerBroadway, LLC, owner.	19 (Freddie O'Connell)
3/2/2018 10:10	3/9/2018 0:00	PLRECAPP	2018M-010PR-001	CRESTMOR ROAD/HILLSBORO PIKE REALIGNMENT PROPERTY CONVEYANCE	A request for an ordinance authorizing the conveyance of a remnant parcel of real property at the intersection of Hillsboro Pike and Crestmoor Road after the completion of a realignment project at that intersection, requested by the Metro Legal Department, applicant.	25 (Russ Pulley)
2/13/2018 9:23	3/12/2018 0:00	PLRECAPP	2018M-005AG-001	I-24 INTERCHANGE AT OLD HICKORY BOULEVARD (STATE ROUTE	A request for a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation and The Metropolitan Government of Nashville and Davidson County, acting by and	33 (Antoinette Lee)

				171)	through the Metropolitan Department of Public Works, for the acceptance of traffic signal improvements in connection with construction at the I-24 Interchange at Old Hickory Boulevard (State Route 171), Exit 62, Eastbound Ramp (Ramp Queue Project), Fed. No. HSIP-I-24-1 (109); State No. 19002-3186-94; 19002-2186-94, PIN 119739.00, requested by Metro Public Works, applicant.	
2/15/2018 7:49	3/12/2018 0:00	PLRECAPPR	2018M-028ES-001	BRADBURN VILLAGE PHASE 4	A request for the abandonment of a Pump Station, and to accept new 10 linear feet of 10-inch Water Main, 1400 linear feet of 8-inch Water Main, 230 linear feet of 6-inch Water Main, and approximately 507 linear feet of 15-inch Sewer Main, 1448 linear feet of 8-inch Sewer Main, 1487 linear feet of 6-inch Sewer Main, Sanitary Manholes, Fire Hydrant and any associated easements (MWS Project No. 17-WL-208 and 17-SL-211), requested by Metro Water Services, applicant.	33 (Antoinette Lee)
2/15/2018 8:47	3/12/2018 0:00	PLRECAPPR	2018M-029ES-001	EMBASSY HOTEL	A request for the abandonment of approximately 393 linear feet of 10-inch Sewer Main and easements, and to accept new 522 linear feet of 12-inch Sewer Main, 48 linear feet of 12-inch Sewer Main, Sanitary Manholes, Fire Hydrant and any associated easements (MWS Project No. 17-WL-169 and 17-SL-181), requested by Metro Water Services, applicant.	19 (Freddie O'Connell)
2/15/2018 10:51	3/12/2018 0:00	PLRECAPPR	2018M-004AB-001	HADLEY ROAD RIGHT-OF-WAY ABANDONMENT	A request for the abandonment of an excess strip of right-of-way on the north side of Hadley Road (see plan of Berryville, Book 421 Page 117 RODC, TN), between First Street and Sixth Street, and being approximately 20' in width, or as determined by an accurate survey, this request excludes any right-of-way owned by TDOT for State Route 45 (Old Hickory Boulevard) or currently in use by the public, or public utilities, easements are to be retained, requested by Metro Public Works, applicant.	11 (Larry Hagar)
2/15/2018 11:13	3/12/2018 0:00	PLRECAPPR	2018M-030ES-001	4411 MICHIGAN AVENUE ABANDONMENT OF EASEMENT RIGHTS	A request for the abandonment of easement and easement rights on 4411 Michigan Avenue (Map 091-08 Parcel 371) for former 45th Avenue North (previously abandoned by Council Bill No. 1999-1786, with easements retained), requested by Metro Water Services and Councilmember Mary Carolyn Roberts, applicants.	20 (Mary Carolyn Roberts)

2/20/2018 11:50	3/12/2018 0:00	PLRECAPPR	2018M-032ES-001	KROGER STORE U-880	A request for the abandonment of approximately 65 linear feet of 15-inch Sewer Main, 259 linear feet of 8-inch Sewer Main and to accept new 296 linear feet of 8-inch Sewer Main, 65 linear feet of 18-inch Sewer Main and Sanitary Manholes and any associated easements (Map 083-05 Parcel 199) (MWS Project No. 18-SL-27), requested by Metro Water Services, applicant.	06 (Brett Withers)
2/20/2018 11:58	3/12/2018 0:00	PLRECAPPR	2018M-006AG-001	I-24 EXIT 60 AT HICKORY HOLLOW PARKWAY TRAFFIC SIGNAL AGREEMENT	A request for a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation and The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Public Works, for the acceptance of traffic signals in connection with construction at the interchange at I-24, Exit 60 at Hickory Hollow Parkway, Fed No. NH-I-24-9(79), State No. 19002-2191-04, PIN 123055.00, requested by Metro Public Works, applicant.	32 (Jacobia Dowell)
2/20/2018 12:14	3/12/2018 0:00	PLRECAPPR	2018M-005AB-001	ALLEY #1897 PROPOSED ROW ABANDONMENT	A request for the abandonment of a portion of Alley #1897, from dead end to behind 303 Tanksley Avenue and 302 Timmons Street (see sketch for details), Utility Easement is to be retained, requested by Pam Kimbro, applicant.	16 (Mike Freeman)
2/26/2018 8:10	3/12/2018 0:00	PLRECAPPR	2018M-033ES-001	HILL CIRCLE (MWS PROJECT NO. 17-WL-227)	A request for the abandonment of approximately 2,485 linear feet of 2-inch Water Main and to accept new 2,536 linear feet of 8-inch Water Main, Fire Hydrant and any associated easements (Map 103-01 A Parcel 900) (MWS Project No. 17-WL-227), requested by Metro Water Services, applicant.	20 (Mary Carolyn Roberts)
3/5/2018 10:23	3/14/2018 0:00	PLRECAPPR	2018M-011PR-001	BARNES FUND FOR AFFORDABLE HOUSING SURPLUS	A request for a resolution declaring surplus and authorizing the grant of real property to certain nonprofit organizations, and authorizing grants not exceeding \$10,760,423.39 from the Barnes Fund for Affordable Housing to certain nonprofit organizations selected for the express purpose of constructing and rehabilitating affordable workforce housing, requested by the Office of Megan Barry, applicant.	02 (DeCosta Hastings); 03 (Brenda Haywood); 09 (Bill Pridemore); 10 (Doug Pardue); 21 (Ed Kindall); 29 (Karen Y. Johnson)

## SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
9/8/2017 15:33	3/2/2018 0:00	PLAPADMIN	2017S-236-001	HARPETH SPRINGS, REPLAT OF LOT 2	A request for final plat approval to create easements on property located at 7960 Coley Davis Road, approximately 250 feet east of Somerset Farms Drive, zoned SP (5.51 acres), requested by Greg Terry & Associates, applicant; Barlow Builders, LLC, owner.	22 (Sheri Weiner)
11/29/2017 13:22	3/6/2018 0:00	PLAPADMIN	2018S-010-001	NASHVILLE YARDS SUBDIVISION CSX PROPERTY	A request for final plat approval to create an open space lot on the CSX Right-of-Way, south of Broadway and 10th Ave N (1.31 acres), requested by Ragan Smith, applicant; CSX Transportation, Inc., owner.	19 (Freddie O'Connell)
1/24/2018 11:33	3/6/2018 0:00	PLAPADMIN	2018S-040-001	BATTLEFIELD ESTATES, RESUB LOT 20	A request for final plat approval to create two lots on property located at 916 Gale Lane, approximately 590 feet east of Craig Avenue, zoned R10 (0.97 acres), requested by Clint Elliott Surveying, applicant; John E. Norman and Celeste R., Trs., owners.	17 (Colby Sledge)
12/13/2017 10:57	3/9/2018 0:00	PLAPADMIN	2018S-020-001	THOMAS WIGGINS AND JUNE WIGGINS PROPERTY	A request for final plat approval to create one lot on property located at 4302 Lavergne Couchville Pike, approximately 665 feet north of Maxwell Road, zoned AR2a (2.83 acres), requested by H and H Land Surveying, Inc., applicant; Thomas and June Wiggins, owners.	33 (Antoinette Lee)
3/29/2017 14:23	3/14/2018 0:00	PLAPADMIN	2017S-108-001	STAYBRIDGE SUITES	A request for final plat approval to dedicate right of way and create easements on property located at 350 22nd Ave N, at the southeast corner of Charlotte Avenue and 22nd Ave N, zoned MUG-A (1.57 acres), requested by Ragan Smith, applicant; Pacific-35th & Peoria, LLC, owner.	21 (Ed Kindall)



## Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
3/8/18	Approved New	2017B-050-001	KENSAL GREEN SUBDIVISION
3/13/18	Approved New	2017B-053-001	STAYBRIDGE SUITES
3/1/18	Approved Extension/Reduction	2016B-036-002	DELVIN DOWNS, PHASE 2
3/1/18	Approved Extension/Reduction	2016B-026-002	BURKITT SPRINGS, PHASE 3
3/7/18	Approved Extension/Reduction	2013B-014-007	BYRON CLOSE
3/6/18	Approved Extension	2016B-001-002	B.F. COCKRILL, RESUB PART OF LOT 3
3/9/18	Approved New	2018B-003-001	MAHESHBAI T. MASTER SUBDIVISION
3/8/18	Approved Extension	2011B-018-007	AARONS CRESS, PHASE 1A
3/8/18	Approved Extension	2011B-019-007	AARONS CRESS, PHASE 1B
3/13/18	Approved Extension	2007B-031-005	CARROLTON STATION

### Schedule

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