



METROPOLITAN PLANNING COMMISSION

DRAFT MINUTES

April 26, 2018
4:00 pm Regular Meeting

2601 Bransford Avenue
Metropolitan Public Schools
Administration Building

MISSION STATEMENT

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

Commissioners Present:

Greg Adkins, Chair
Jessica Farr, Vice Chair
Ron Gobbell
Dr. Pearl Sims
Dr. Terry Jo Bichell
Councilmember Fabian Bedne

Commissioners Absent:

Brian Tibbs
Jeff Haynes
Daveisha Moore
Lillian Blackshear

Staff Present:

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

Robert Leeman, AICP

Secretary and Interim Executive Director, Metro Planning Commission
Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
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Notice to Public

Please remember to turn off your cell phones.

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

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

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

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

Writing to the Commission

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

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

Speaking to the Commission

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

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

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

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

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

Legal Notice

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



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

MEETING AGENDA

A: CALL TO ORDER

The meeting was called to order at 4:24pm

B: ADOPTION OF AGENDA

Ms. Farr moved and Dr. Bichell seconded the motion to adopt the agenda. (6-0)

C: APPROVAL OF APRIL 12, 2018 MINUTES

Dr. Bichell moved and Mr. Gobbell seconded the motion to approve the April 12, 2018 minutes. (6-0)

D: RECOGNITION OF COUNCILMEMBERS

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. **2017Z-029TX-001**
SIDEWALK CONTRIBUTION IN COUNCIL DISTRICTS
- 3. **2017Z-030TX-001**
SIDEWALK COSTS STUDY
- 4. **2018SP-016-001**
CITY VIEW ESTATES
- 5. **2018SP-017-001**
GLENDALE & SCENIC
- 6. **2017NHL-001-002**
DALEBROOK 37206
- 9. **2017NHL-002-002**
BELAIR MANISON
- 10. **2018S-059-001**
1020 EAST OLD HICKORY BOULEVARD
- 13. **2018Z-044PR-00111**

Mr. Gobbell moved and Ms. Farr seconded the motion to approve the Deferred and Withdrawn Items. (6-0)

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.

- 7. 2017S-217-001
OLD HICKORY CROSSING SUBDIVISION**

- 11. 2018S-060-001
BLUEWATER POINT**

- 12 95P-025-001
OXFORD COMMONS**

- 17. Accept the Director's Report and Approve Administrative Items**

Mr. Gobbell moved and Dr. Sims seconded the motion to approve the Consent Agenda. (6-0)

Councilmember Bedne abstained from Items 12 and 13.

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 May 10, 2018, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2018CP-010-001 to the May 10, 2018, Planning Commission meeting. (6-0)

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 acres), 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 May 10, 2018, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2018SP-026-001 to the May 10, 2018, Planning Commission meeting. (6-0)

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, and 929 Edgehill, LLC, owners. (See associated case # 2018CP-010-001 and 2018SP-026-001)

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

The Metropolitan Planning Commission deferred 2018P-001-001 to the May 10, 2018, Planning Commission meeting. (6-0)

2. 2017Z-029TX-001
SIDEWALK CONTRIBUTION IN COUNCIL DISTRICTS
Staff Reviewer: Lisa Milligan

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

Staff Recommendation: Defer indefinitely

The Metropolitan Planning Commission deferred indefinitely 2017Z-029TX-001. (6-0)

3. 2017Z-030TX-001
SIDEWALK COSTS STUDY
Staff Reviewer: Lisa Milligan

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

Staff Recommendation: Defer indefinitely

The Metropolitan Planning Commission deferred indefinitely 2017Z-030TX-001. (6-0)

4. 2018SP-016-001
CITY VIEW ESTATES
Council District 02 (DeCosta Hastings)
Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to SP-R zoning on property located at 926 West Trinity Lane, approximately 440 feet east of the intersection of West Trinity Lane and Old Buena Vista Road/Youngs Lane (1.30 acres), to permit up to 16 multi-family residential dwelling units, requested by Civil Design Consultants, LLC, applicant; Progressive Development, LLC, owner.

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

The Metropolitan Planning Commission deferred 2018SP-016-001 to the May 10, 2018, Planning Commission meeting. (6-0)

5. 2018SP-017-001
GLENDALE & SCENIC
Council District 25 (Russ Pulley)
Staff Reviewer: Levi Hill

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

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

The Metropolitan Planning Commission deferred 2018SP-017-001 to the May 10, 2018, Planning Commission meeting. (6-0)

6. 2017NHL-001-002
DALEBROOK 37206
Council District 06 (Brett Withers)
Staff Reviewer: Gene Burse

A request for development plan approval on a portion of property located at 901 Dalebrook Lane, at the northeast corner of Dalebrook Lane and Eastland Avenue, zoned One and Two-Family Residential (R10) and within a Neighborhood Landmark Overlay District (0.79 acres), to permit general office and medical office uses, requested by Design Build Partners, applicant; Dale Brook Partners, owner.

Staff Recommendation: Defer indefinitely

The Metropolitan Planning Commission deferred indefinitely 2017NHL-001-002. (6-0)

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

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

APPLICANT REQUEST

Concept plan approval to create 108 single-family lots.

Concept Plan

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

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 126 units based on the cluster lot provisions.*

SOUTHEAST COMMUNITY PLAN

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

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

PLAN DETAILS

This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application. The property is approximately 34.06 acres and is located east of Old Hickory Boulevard. The site is vacant. The proposed plan is surrounded by single-family residential uses to the north and south of the site. Vacant parcels are to the east and west of the site.

Site Plan

The site plan proposes up to 108 single-family clustered lots. Lot sizes range from 5,010 square feet to 11,120 square feet. All of the 108 lots will front on to new public roads. The concept plan proposes to extend Parker Drive, Ristau Drive, and Thompson Trail, three existing stub streets, from the north to provide access to the new lots. The plan includes two future connections to the east and one future connection to the south, consistent with the circulation goals of the approved planning policy for this area. New streets will include a five foot wide sidewalk and a four foot wide grass strip, consistent with local street standards.

A 20 foot C-3 landscape buffer is proposed along all property lines that abut existing lots. Two open space areas with amenities including a gazebo and walking trail is provided in the development, which meets the requirements of the Zoning Code for the cluster lot option.

This site includes sensitive environmental features identified by the conservations policy. Two streams are located on this property. One stream comes from the north. The other stream goes east to west. The proposed concept plan proposes lots outside of the required stream bufferyards.

ANALYSIS

The cluster lot option in the Zoning Code allows for flexibility of design, the creation of open space and the preservation of natural features in Single-Family (RS) and One and Two-Family (R) zoning districts. To promote creative designs, single family lots are allowed to contain less land area than what is required by the base zoning district. The minimum lot area within a cluster subdivision can be reduced down two smaller base zone districts. With this plan, the applicant is proposing to cluster the parcels to 5,000 square foot lot sizes. The cluster lot option does

not allow more density than what would be allowed under RS10 zoning. The cluster lot option allows a reduction in lot sizes to work with exiting topography, protect natural features, and create more useable open space.

In cluster lot subdivisions, a minimum of 15 percent of the development must be open space. Of the total 34.06 acres, 12.25 acres will remain as open space, or 35% of total area. Recreational facilities are required within a portion of the open space, and this proposal includes a gazebo and walking trail. The proposed concept plan protects the sensitive environmental features on site by providing required stream buffers and developing lots outside of buffer area.

The plan meets the requirements of the Subdivision Regulations and Zoning Code for a cluster lot subdivision. The plan provides for street connectivity by extending the existing street north of the property and by providing future stub streets to the property east and south, if those properties redevelop in the future.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- Prior to the approval of the final plat, revised construction documents shall be submitted to MPW for review. Please include a full set of bridge construction documents.
- If not already, coordinate with Bonnie Crumby at Public Works Records Department for street names.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

In accordance with findings of the TIS received 4/16/18, the developer shall install the following roadway improvements.

Old Hickory Boulevard and Pettus Road (south)

Developer shall construct separate left and right turn lanes onto Old Hickory Boulevard with platting of 50 lots. The improvements shown in Figure 9 of the TIS should be provided at this intersection. Specifically, additional pavement should be provided on the eastbound approach of Pettus Road (south), and fresh striping should be applied in order to establish separate left and right turn lanes onto Old Hickory Boulevard.

Old Hickory Boulevard and Legacy Drive

Developer shall refurbish pavement striping on Legacy Drive from Old Hickory Boulevard to Parker Drive. In particular, this striping should include separate left and right turn lanes, each with at least 50 feet of storage, on Legacy Drive at Old Hickory Boulevard.

Burkitt Road and Old Hickory Boulevard

At this unsignalized intersection, the eastbound left and right turns operate at LOS F during both peak hours under existing, background, and total projected conditions. In particular, the vehicle queues and average vehicle delays for eastbound left turns are significantly high during both peak hours and are expected to remain high under background and total projected conditions.

Developer shall coordinate with other project developers who are also conditioned to signalize and improve this intersection, and contribute a pro rata share to construct a northbound left turn lane and a dedicated southbound right turn lane on Burkitt Road at the intersection with Old Hickory Boulevard with platting of 50 lots.

WATER SERVICES

Approve with conditions

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

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.
2. Add the following note to the plan/plat: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions

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

3. Comply with all conditions and requirements of Metro agencies.

Approved with conditions. Consent Agenda (5-0-1)

Resolution No. RS2018-104

“BE IT RESOLVED by The Metropolitan Planning Commission that 2017S-217-001 **is Approved with conditions (5-0-1)**”

CONDITIONS

1 Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.

2 Add the following note to the plan/plat: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

3 Comply with all conditions and requirements of Metro agencies.

**8. 2018M-001OT-001
DONELSON TRANSIT-ORIENTED REDEVELOPMENT PLAN**

Council District 15 (Jeff Syracuse)

Staff Reviewer: Jessica Buechler

A request for an ordinance approving the Donelson Transit-Oriented Redevelopment Plan, requested by M.D.H.A., applicant.

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

The Metropolitan Planning Commission deferred 2018M-001OT-001 to the May 10, 2018, Planning Commission meeting. (6-0)

**9. 2017NHL-002-002
BELAIR MANSION**

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

The Metropolitan Planning Commission deferred 2017NHL-002-002 to the May 10, 2018, Planning Commission meeting. (6-0)

**10. 2018S-059-001
1020 EAST OLD HICKORY BOULEVARD**

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 and Edward Meek Equity Trust Company, owners.

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

The Metropolitan Planning Commission deferred 2018S-059-001 to the May 10, 2018, Planning Commission meeting. (6-0)

11. 2018S-060-001

BLUEWATER POINT

Council District 29 (Karen Y. Johnson)
Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create up to 53 lots on property located at 3612 Butler Road, west of the terminus of Bluewater Drive, zoned RS10 (16.57 acres), requested by S+H Group, applicant; McKiss, LLC, owner.
Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Concept plan approval to create 53 single-family lots.

Concept Plan

A request for concept plan approval to create up to 53 lots on property located at 3612 Butler Road, west of the terminus of Bluewater Drive, zoned Single-Family Residential (RS10), 16.57 acres.

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 61 lots based on the cluster lot provisions.*

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

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

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

PLAN DETAILS

This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application. The property is approximately 16.57 acres and is located east of Butler Drive. The site currently contains a single-family residential unit. The site is surrounded by single-family residential uses to the east and south. A vacant parcel to the north and west of the site is reserved open space for Percy Priest Lake.

Site Plan

The site plan proposes up to 53 single-family clustered lots. Lot sizes range from 7,500 square feet to 11,154 square feet. All of the 53 lots will front on to existing or new public roads. Butler Road is an existing street and is classified as a collector by the Major and Collector Street Plan. The proposed lots along Butler Road are at least 9,000 square feet, per the requirements of the Metro Zoning Code for cluster lots along an existing street.

The concept plan proposes two new roads. Both the local road and the collector road extend from Butler Road. The new collector road extends through the site to the southwest property line for a future connection to the south, consistent with the circulation goals of the approved planning policy for this area. The new local street will include a five foot wide sidewalk and a four foot wide grass strip, consistent with local street standards. The new collector street and Butler Road will be improved with a six foot wide grass strip and a six foot wide sidewalk, consistent with the Major and Collector Street Plan.

A standard B landscape buffer is proposed along all property lines that abut existing lots. Two open space areas with amenities including benches and a walking trail are provided in the development, meeting the requirements of the Zoning Code for the cluster lot option.

This site includes sensitive environmental features identified by the conservations policy. A stream is located at the southwest corner of the property. The proposed concept plan proposes lots outside of the required stream bufferyards.

ANALYSIS

The cluster lot option in the Zoning Code allows for flexibility of design, the creation of open space and the preservation of natural features in Single-Family (RS) and One and Two-Family (R) zoning districts. To promote creative designs, single family lots are allowed to contain less land area than what is required by the base zoning

district. The minimum lot area within a cluster subdivision can be reduced down two smaller base zone districts. With this plan, the applicant is proposing to cluster the parcels to 7,500 square foot lot sizes, reducing down to one zone district. The cluster lot option does not allow more density than what would be allowed under RS10 zoning. The cluster lot option allows a reduction in lot sizes to work with exiting topography, protect natural features, and create more useable open space.

In cluster lot subdivisions, a minimum of 15% of the development is open space. Of the total 16.57 acres, 3.66 acres will remain as open space, or 22% of total area. Recreational facilities are required and include benches and a walking trail. The proposed concept plan protects the sensitive environmental features on site by providing required stream buffers and developing lots outside of the buffer area.

The plan meets the requirements of the Subdivision Regulations and Zoning Code for a cluster lot subdivision. The plan provides for street connectivity by extending the existing collector street and providing a stub for future connectivity to the southwest of the property, if that property redevelops in the future.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

In accordance with TIS findings, developer shall construct 2 project accesses with a minimum of one entering lane and one exiting lane.

- Developer shall install Stop signs on the eastbound approaches of the project accesses at the intersections with Butler Road. Also, within the project site, a stop sign should be installed on the southbound approach of the north-south street at the intersection with the east-west street.
- Adequate sight distance shall be provided at project access roads.
- For a speed of 30 mph, the minimum stopping sight distance is 200 feet. This is the distance that a motorist on Butler Road will need to come to a stop if a vehicle turning from the project site creates a conflict. Also, based on The Green Book, the minimum intersection sight distance is 335 feet. This is the distance that a motorist on the project accesses will need to safely complete a turn onto Butler Road.
- It is important to note that Butler Road includes a horizontal curve south of Butler Court. However, the southern project access will be on the outside of this curve, and so initial field observations and measurements indicate that the minimum distances are available. Also, at the intersection of Moss Spring Road and Butler Road, Moss Spring Road includes a small vertical curve to the east of Butler Road. However, initial field observations and measurements indicate that the minimum distances are available.
- Developer shall submit sight distance exhibit with final subdivision plans. Developer shall install intersection warning signs with appropriate speed plaque at access roads per MUTCD standards as necessary if sight distance is restricted.

WATER SERVICES

Approve with conditions

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

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STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

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

Approve with conditions. Consent Agenda (6-0)

Resolution No. RS2018-105

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018S-060-001 **Is approved with conditions (6-0)**”

CONDITIONS

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

12. 95P-025-004

OXFORD COMMONS

Council District 31 (Fabian Bedne)

Staff Reviewer: Gene Burse

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District on properties located at Bell Road (unnumbered) and Blue Hole Road (unnumbered), at the southwest corner of Blue Hold Road and Bell Road, zoned RS20 and RS7.5 (25.99 acres), to permit 301 multi-family residential units, requested by Gresham Smith and Partners, applicant; Oxford Brentwood Apartments, LLC, owner.

Staff Recommendation: Approve with conditions and recommend approval of the sidewalk variance request with the condition that a sidewalk with an alternate design is constructed as shown on the site plan.

APPLICANT REQUEST

Revise a portion of the preliminary plan and approve final site plan.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at Bell Road (unnumbered) and Blue Hole Road (unnumbered), at the southwest corner of Blue Hole Road and Bell Road, zoned Single Family Residential (RS20) and Single-Family Residential (RS7.5) (25.99 acres), to permit 301 multi-family residential units.

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 5.8 dwelling units per acre. RS7.5 would permit a maximum of 139 units. The allowed number of units is determined by the PUD.

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 2.17 dwelling units per acre. RS20 would permit a maximum of 4 units. The allowed number of units is determined by the PUD.

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

HISTORY

The Millwood Commons PUD consists of approximately 159 acres on the south side of Bell Road, west of Blue Hole Road. Metro Council approved the original PUD plan in 1996, which included 1,024 residential units (908 multi-family units and 116 single-family units). In 2007, the PUD was revised to reduce the number of multi-family residential units from 908 to 884 but still permitted 116 single-family units for a total of 1,000 residential units. In 2015, Phase 1A was approved for a revision and final site plan for 252 multi-family residential units which have been built. In 2016, Phase II of the PUD, the Phase currently under review, was approved for 280 multi-family residential units. This request is to increase the amount of multi-family residential units in Phase II from the previously approved 280 to 301, which is within the 884 multi-family units allowed.

SITE PLAN

The vacant 25.99 acre site is located at southwest intersection of Bell Road and Blue Hole Road. Site access will be from Bell Road through private drives. Secondary emergency access will be from Blue Hole Road. The site plan proposes nine structures: eight multi-family buildings and a clubhouse. Stormwater mitigation areas are located throughout the site. A significant amount of existing vegetation along Bell Road and along Blue Hole Road will remain. Landscaping is proposed throughout the interior of the site. Additionally, Bell Road is classified as a scenic arterial. A ten foot wide landscape area is required behind the property line.

The site plan provides an interior pedestrian network which will connect to new public sidewalks along Bell Road and Blue Hole Road. The plan also proposes an alternative sidewalk design for the site along a portion of site frontage along Bell Road and the entire site frontage along Blue Hole Road. A variance from the Zoning Code will be required for the alternate sidewalk design.

SIDEWALK VARIANCE

Section 17.40.340 of the Metro Zoning Code states that the Board of Zoning Appeals shall not grant variances within a Planned Unit Development or sidewalk requirements without first considering a recommendation from the Planning Commission.

The applicant must submit a request for a sidewalk variance to the Board of Zoning Appeals. The purpose of the request is to deviate from the MCSP standard along Blue Hole Road and 620 linear feet on Bell Road due to stormwater regulations within the 100-year floodplain. Sidewalk improvements will be installed per Major and Collector Street Plan standards along site frontage on Bell Road except for 620 linear feet on Bell Road. The applicant has proposed an alternate sidewalk design on Blue Hole Road that will consist of a sidewalk 5 feet in width and a planting strip 5 feet in width, except for 230 linear feet where the grass strip only will be reduced to 2 feet in width. The sidewalk and planting strip along Blue Hole Road will deviate from Major and Collector Street Plan standards along the entire length of Blue Hole Road.

By allowing an alternate sidewalk plan, sensitive environmental features, in this case the 100-year floodplain, remain undisturbed.

Planning evaluated the following factors pertaining to the alternate sidewalk design:

1. The property is within the Urban Services District and adjacent to existing transit service on Bell Road, so while sidewalks are currently sparse on Bell Road and Blue Hole Road, developing a connected sidewalk network to connect pedestrians from transit service to adjacent businesses is crucial.
2. Building the required MCSP standards would require relocating a stream and disturbing stream buffers, as well as extending a culvert along Blue Hole Road.

Given the factors above, staff recommends approval of the variance request with a condition that the applicant shall construct a sidewalk 5 feet in width and a planting strip 5 feet in width but permits the planting strip to be reduced to 2 feet in width along site frontage on Blue Hole Road and not be required to install sidewalks consistent with Major and Collector Street Plan standards along 620 linear feet on Bell Road, as shown on the proposed site plan.

ANALYSIS

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

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

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);

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

The proposed use and site layout are consistent with the plan approved by Metro Council. This plan does not alter the basic development concept established by the approved PUD plan; therefore, staff recommendation is to approve with conditions.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- Provide an executed Declaration of Covenants and Restrictions and long term maintenance plan.
- For all public drainage structures not in ROW or in open-space/PUDE, provide minimum drainage width easement. Refer to Chapter 6 of Volume 1 of the Stormwater Management Manual for minimum easement widths for various pipe and ditch sizes.
- Revise ephemeral stream crossing under Brittany Park Drive to be a box culvert.
- Provide stormwater maintenance approval for dual 36" culverts under Brittany Park Drive, culvert extensions and proposed connection to existing box culverts under Blue Hole Road and/or revise as necessary.
- Confirm pipe/structure table, plans, and calculations are consistent.

WATER SERVICES

Approve with conditions

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

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Prior to building permit approval, submit recorded copy of the ROW dedication(s) and plat Brittany Park Drive (include bond)
- Add note to the plans that there are to be no vertical obstructions (poles, signs, guy wires, etc.) within the sidewalks.
- The bridge/culvert plans are under review by MPW bridge section, comments are forthcoming.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- In accordance with findings of revised TIS received 3/21/18, the developer shall install the following roadway improvements.
- Developer shall construct an eastbound right turn deceleration lane on Bell Rd at access road for entering traffic. The right turn deceleration lane should include approximately 175 feet of storage and 175 feet of taper.
- The design of the Site Access Point should consist of one entering lane and two exiting lanes. The exiting lanes should include one left turn and through shared lane and one right turn only lane or as approved by MPW traffic engineer. The remainder of the internal site driveway / Brittany Park Drive extension should be constructed as a two-lane roadway.
- If a traffic signal is installed at the Brittany Park Drive / Site Access intersection, protected + permitted phasing for the westbound left turn movement and a right turn overlap phase for the northbound right turn movement should be installed prior to the buildout of Phase 1b of Millwood Commons.
- Adequate sight distance should be provided for vehicles turning left from Site Access Point at Brittany Park Drive onto Bell Road. A minimum of 565 feet of intersection sight distance west of the Site should be provided.
- Adequate sight distance should be provided for vehicles turning right from Site Access Point at Brittany Park Drive onto Bell Road. A minimum of 430 feet of intersection sight distance east of the Site should be provided.
- Internal intersections along the site access drive should be located to accommodate 95th percentile queue lengths shown in report – current site plan indicates approximately 190 feet to the first internal intersection which analysis indicates is acceptable.
- Prior to permit plan approval, Oxford Commons Developer shall: (1) submit to Public Works for approval a traffic signal plan for the future signalization of site access road and Bell Road. Signal plan shall include pedestrian crosswalks, pedestrian signals, and associated pedestrian infrastructure, and (2) contribute a pro rata share towards this future signalization.

STAFF RECOMMENDATION

Approve with conditions and recommend approval of the sidewalk variance request with the condition that a sidewalk with an alternate design is constructed as shown on the site plan.

CONDITIONS

1. Application for a sidewalk variance shall be submitted to the Board of Zoning Appeals (BZA). Add BZA case number to the approved site plan. A variance must be granted prior to issuance of building permits.
2. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
3. 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. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
7. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.
8. Add the following note to the plan: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Approve with conditions. Consent Agenda (5-0-1)

Resolution No. RS2018-106

"BE IT RESOLVED by The Metropolitan Planning Commission that 95P-025-004 **Is approved with conditions (5-0-1)**"

CONDITIONS

1. Application for a sidewalk variance shall be submitted to the Board of Zoning Appeals (BZA). Add BZA case number to the approved site plan. A variance must be granted prior to issuance of building permits.
2. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.

3. 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. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
7. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.
8. Add the following note to the plan: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

13. 2018Z-044PR-001

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

A request to rezone from R8 to RM20-A zoning on property located at 1014 B West Trinity Lane, from R8 to MUL zoning on property located at 1018 West Trinity Lane and from R8 to RM20 on properties located at 1014 C, 1014 D West Trinity Lane, 948, 948 B Youngs Lane and Youngs Lane (unnumbered), at the southwest corner of Youngs Lane and West Trinity Lane (6.49 acres), requested by Civil Site Design Group, PLLC, applicant; D & M Development, LLC, John Denton, Charlie and Michael Larue, owners.

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

The Metropolitan Planning Commission deferred 2018S-059-001 to the May 10, 2018, Planning Commission meeting. (6-0)

H: OTHER BUSINESS

14. Historic Zoning Commission Report
15. Board of Parks and Recreation Report
16. Executive Committee Report
17. Accept the Director's Report and Approve Administrative Items
MPC Action: Approved (6-0)

Resolution No. RS2018-107

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are- **Is Approved (6-0)**

18. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

May 10, 2018

MPC Meeting

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

May 24, 2018

MPC Meeting

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

June 14, 2018

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 4:38 p.m.

Chairman

Secretary



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

Date: April 26, 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: Bichell; Adkins; Farr; Gobbell; Sims; Bedne
 - b. Leaving Early:
 - c. Not Attending: Blackshear; Tibbs; Moore; Haynes
2. Legal Representation – Emily Lamb will be attending.

B. Executive Office

1. First Quarter Grants Update is attached below.

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 4/19/2018**.

APPROVALS	# of Applics	# of Applics '17
Specific Plans	3	16
PUDs	1	2
UDOs	0	1
Subdivisions	7	40
Mandatory Referrals	11	65
Grand Total	22	124

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)
7/14/2016 11:50	4/4/2018 0:00	PLRECAPPR	2008SP-040-001	A+ STORAGE: BELLEVUE	A request for final site plan approval for property located at 497 and 501 Old Hickory Boulevard, approximately 2,830 feet southwest of Tolbert Road, zoned SP-C (7.1 acres), to permit a four building self-storage facility, requested by Dean Design Group, LLC, applicant; Thomas H. Pierce, owner.	22 (Sheri Weiner)
2/15/2017 15:30	4/4/2018 0:00	PLRECAPPR	2016SP-085-002	5212 TENNESSEE AVENUE	A request for final site plan approval on property located at 5212 Tennessee Avenue, at the northeast corner of 53rd Avenue North and Tennessee Avenue, zoned SP-R (0.41 acres), to permit four residential units, requested by Clint T. Elliott Surveying, applicant; Regal Homes Company, owner.	20 (Mary Carolyn Roberts)
8/22/2017 15:02	4/4/2018 0:00	PLRECAPPR	2015SP-056-003	OCEOLA PARK	A request for final site plan approval on properties located at 108, 110, 112 and 114 Oceola Avenue, approximately 120 feet north of Demoss Road, zoned SP-R (1.12 acres), to permit 13 residential units, requested by Lukens Engineering Consultants, applicant; 265 White Bridge Road, LLC, Peters Property Management and Abbas Taherian, owners.	20 (Mary Carolyn Roberts)

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)
1/10/2018 12:19	4/4/2018 0:00	PLAPADMIN	2002P-003-004	PARK RESERVE PHASE 3	A request for final site plan approval for a Planned Unit Development Overlay District on property located at Vista Lane (unnumbered) and a portion of property located at 3028 Gwynnwood Drive, approximately 880 feet south of Ewing Drive, zoned RM9 (10.17 acres), to permit 39 single-family lots, requested by Habitat for Humanity of Greater Nashville, applicant and owner.	02 (DeCosta Hastings)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
2/6/2018 8:31	4/3/2018 0:00	PLRECAPP	2018M-006EN-001	BIG SHOTZ AT 115 2ND AVENUE NORTH AERIAL ENCROACHMENT	A request for an aerial encroachment comprised of one (1) double-faced, illuminated projecting sign encroaching the public right-of-way over 2nd Avenue North and one (1) double-faced, illuminated projecting sign encroaching the public right-of-way over Alley #11 on property located at 115 2nd Avenue North (Map 093-06-2 Parcel 050), requested by Joslin and Son Signs, applicant; Angry Husk Holdings, LLC, owner.	19 (Freddie O'Connell)
2/20/2018 11:01	4/3/2018 0:00	PLRECAPP	2018M-031ES-001	LEBANON PIKE SIDEWALK IMPROVEMENTS EASEMENT ACQUISITION	A request for an ordinance authorizing the acquisition of certain right-of-way easements, drainage easements, temporary construction easements and property rights by negotiation or condemnation for use in public projects of the Metropolitan Government, acting by and through the Metropolitan Department of Public Works, for Lebanon Pike Sidewalk Improvements, Federal Project No. STP-M-24(60), State Project No. 19PLM-F1-128, PIN 121729.00, and upon acquisition, the conveyances of said easements to the State of Tennessee, requested by Metro Public Works, applicant.	15 (Jeff Syracuse)
3/2/2018 12:54	4/3/2018 0:00	PLRECAPP	2018M-006AB-001	CRESTMoor ROAD PROPOSED	A request for an ordinance authorizing the abandonment and closure of a	25 (Russ Pulley)

				ROW ABANDONMENT	portion of the existing Crestmoor Road at the intersection of Hillsboro Pike and Crestmoor Road after the completion of a realignment project at that intersection, requested by Metro Public Works, applicant.	
3/6/2018 8:52	4/3/2018 0:00	PLRECAPP	2018M-007AG-001	I-40 LIGHTING IMPROVEMENT 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 lighting improvements in connection with construction on I-40 from I-40 East to I-440 South, Fed. No. IM/NH-40-4(81); State No. 19005-2159-44; PIN 112521.00, requested by Metro Public Works, applicant.	21 (Ed Kindall) 24 (Kathleen Murphy)
3/9/2018 9:35	4/3/2018 0:00	PLRECAPP	2018M-008EN-001	SCHERMERHORN SYMPHONY CENTER AT 1 SYMPHONY PLACE UNDERGROUND ENCROACHMENT	A request for an underground encroachment comprised of one (1) monument sign encroaching the public right-of-way at 1 Symphony Place (Map 093-06-4 Parcel 062), requested by Barge Design Solutions, Inc., applicant; Nashville Symphony Association, owner.	19 (Freddie O'Connell)
3/9/2018 10:05	4/3/2018 0:00	PLRECAPP	2018M-036ES-001	HICKORY VALLEY ROAD STORMWATER IMPROVEMENT PROJECT (PROJECT NO. 18-SWC-104)	A request for permanent and temporary easements, acquired through negotiations and acceptance for the Hickory Valley Road Stormwater Improvement Project (Map 103-13 Parcels 012, 020) (Project No. 18-SWC-104), requested by Metro Water Services, applicant.	23 (Mina Johnson)
3/9/2018 10:14	4/3/2018 0:00	PLRECAPP	2018M-037ES-001	MAY HOSIERY (MWS PROJECT NO. 17-SL-157)	A request for the abandonment of approximately 50 linear feet of 15-inch Sewer Main, 229 linear feet of 12-inch Sewer Main, 157 linear feet of 8-inch Sewer Main and to accept new 87 linear feet of 8-inch Sewer Main, Sanitary Manholes and any associated easements (Map 105-03 Parcels 171, 174, 178, 179) (MWS Project No. 17-SL-157), requested by Metro Water Services, applicant.	17 (Colby Sledge)
3/23/2018 9:02	4/4/2018 0:00	PLRECAPP	2018M-009EN-001	CITIVIEW AT 2305 KLINE AVENUE UNDERGROUND ENCROACHMENT	A request for an underground encroachment comprised of a concrete retaining wall, with a maximum height of 42 inches encroaching the public right-of-way on property located at 2305 Kline Avenue (Map 118-04 Parcel 286), requested by Civil Site Design Group, PLLC, applicant; Citiview I, LLC, owner.	17 (Colby Sledge)
3/6/2018	4/4/2018	PLRECAPP	2018M-034ES-	EXPLORE COMMUNITY	A request for the abandonment of approximately 195 linear feet of 8-inch	06 (Brett Withers)

8:24	0:00		001	SCHOOL (MWS PROJECT NO. 17-WL-249, 18-SL-38)	Sewer Main, 786 linear feet of 6-inch Water Main and to accept new 264 linear feet of 8-inch Water Main, Fire Hydrant and any associated easements (Map 093-04 Parcel 083) (MWS Project No. 17-WL-249 and 18-SL-38), requested by Metro Water Services, applicant.	
4/6/2018 13:58	4/11/2018 0:00	PLRECAPPR	2015M-041ES-002	LIV EAST (MWS PROJECT NO. 15-SL-27 AND 15-WL-29)	A request for the abandonment of sanitary main and water main easements and acceptance of three fire hydrants not included in Council Bill BL2015-12 (Proposal No. 2015M-041ES-001), requested by Metro Water Services, applicant.	05 (Scott Davis)
4/9/2018 9:27	4/13/2018 0:00	PLRECAPPR	2018M-011EN-001	OLE RED AT 300 BROADWAY AERIAL ENCROACHMENT	A request for an aerial encroachment comprised of one (1) double-faced, illuminated projecting sign encroaching the public right-of-way on Broadway and one (1) double-faced, illuminated projecting sign over encroaching the public right-of-way on 3rd Avenue (Map 093-06-2 Parcel 029), requested by Joslin and Son Signs, applicant; 300 Broadway, LLC, owner.	19 (Freddie O'Connell)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
12/8/2017 12:04	4/3/2018 0:00	PLAPADMIN	2018S-015-001	ONEC1TY NASHVILLE RESUB OF LOT 8	A request for final plat approval to abandon the PUDE easement and slope easement on properties located at 4, 6 and 8 City Blvd, at the corner of City Blvd and City Place, zoned SP (6.83 acres), requested by Crawford & Cummings, PC, applicant; Nashcam, L.P, and Cambridge Nashville Med Center, L.P. and Nashcam, L.P. Et Al (DO), owners.	21 (Ed Kindall)
12/13/2017 11:45	4/3/2018 0:00	PLAPADMIN	2018S-024-001	HAMILTON RUN SUBDIVISION	A request for final plat approval to create 59 lots and open space for phase one of development on a portion of property located at 3665 Hamilton Church Road, approximately 565 feet east of Hobson Pike, zoned RS10 (17.80 acres), requested by Dale and Associates, applicant; Craighead Development, LLC, owner.	33 (Antoinette Lee)
3/21/2017 13:39	4/3/2018 0:00	PLAPADMIN	2017S-101-001	TULIP GROVE POINTE	A request for final plat approval to create 32 lots on property located at Tulip Grove Road (unnumbered),	12 (Steve Glover)

					south of the terminus of Bloomdale Trace, zoned RS7.5 (7.43 acres), requested by Anderson Delk Epps and Associates, applicant; Universal Builders, LLC, owner.	
6/1/2017 11:09	4/4/2018 0:00	PLAPADMIN	2017S-161-001	CARVELL PROPERTY	A request for final plat approval to create two lots on property located at 1704 Carvell Avenue, approximately 315 feet south of Southgate Avenue, zoned R6-A (0.34 acres), requested by Clint T. Elliott Surveyors, applicant; Robert A. O'Malley Revocable Trust, owner.	17 (Colby Sledge)
11/21/2017 14:54	4/4/2018 0:00	PLAPADMIN	2017S-076-002	DONELSON DOWNS DEVELOPMENT PLAN	A request for final site plan approval to create 46 lots on properties located at 2942, 2946 and 3000 Lebanon Pike and 0 Walcott Drive, approximately 150 feet west of Jenny Drive, zoned RS10 (approximately 16.84 acres), requested by Civil Site Design Group, PLLC, applicant; BMCH Tennessee, LLC, owner.	14 (Kevin Rhoten)
2/28/2018 9:50	4/4/2018 0:00	PLAPADMIN	2018S-057-001	WEST END ANNEX RESUB OF LOT 26	A request for final plat approval to create two lots on property located at 4113 Colorado Avenue, at the southeast corner of Colorado Avenue and 42nd Avenue North, zoned RS7.5 (0.37 acres), requested by Clint T. Elliott Surveying, applicant; Eddie Pittman Williams et ux, owners.	24 (Kathleen Murphy)
7/1/2015 0:00	4/10/2018 0:00	PLAPADMIN	2015S-109-001	NASHVILLE SYMPHONY (CONSOLIDATION)	A request for final plat approval to create one lot on properties located at 401, 407, 409 and 411 4th Avenue South and 4th Avenue South (unnumbered), at the southwest corner of the intersection of Korean Veterans Boulevard and 4th Avenue South, zoned DTC and Gateway Boulevard Urban Design Overlay (0.74 acres), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; Nashville Symphony Association, owner.	19 (Freddie O'Connell)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
4/4/2018	Approved Extension/Reduction	2014B-012-003	HARVEST GROVE, SECTION 2
4/6/2018	Approved New	2017B-052-001	PLAN OF OWEN'S BUENA VISTA LOTS RESUB OF PART OF LOTS 16, 17 AND 18

Schedule

- A. Thursday, April 26, 2018- [MPC Meeting](#); 4 pm, 2601 Bransford Ave., Metro Schools Board Room**
- B. Thursday, May 10, 2018- [MPC Meeting](#); 4 pm, 936 E. Trinity Lane, East Police Precinct**
- C. Thursday, May 24, 2018- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- D. Thursday, June 14, 2018- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- E. Thursday, June 28, 2018- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- F. Thursday, July 26, 2018- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- G. Thursday, August 9, 2018- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- H. Thursday, August 23, 2018- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- I. Thursday, September 13, 2018- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- J. Thursday, September 27, 2018- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**

**Planning Department Grants Quarterly Update
March 28, 2018**

Grants Awarded				
Grant	Description/Notes	Award	Anticipated Completion	
NEA - Our Town	Wedgewood Houston Maker District	\$50,000	September 30, 2018	
TDOT - Congestion Mitigation and Air Quality (CMAQ)	Transportation Demand Management	\$1,184,684	June 30, 2020	
Grants Submitted January 1 - March 31, 2018				
Grant	Description/Notes	Submitted	Notification	Request
National Science Foundation – Smart and Connected Communities	Supports research that enables smart and connected communities to bring about new levels of economic opportunity and growth, safety and security, health and wellness, and overall quality of life. Vanderbilt recipient, Planning sub-awardee	Feb. 28, 2018	July 2018	\$450,000
MPO – Active Transportation Program	East Nashville Backbones (bikeways) Public Works recipient	March 9, 2018	Fall 2018	\$1,291,500
MPO – Active Transportation Program	Pedestrian Signal Priorities Public Works recipient	March 9, 2018	Fall 2018	\$1,350,000
MPO – Active Transportation Program	Active Neighborhoods Program MTA recipient	March 9, 2018	Fall 2018	\$800,000
Fannie Mae – Sustainable Communities Innovation Challenge Awards	Expand access to affordable housing where strong employment opportunities are typically accompanied by high housing costs. NCDC as applicant.	Feb. 23, 2018	May 2018	\$250,000

Grants Submitted But Not Awarded

September 1 - December 31, 2017

Grant	Description/Notes	Submitted	Request
USDOT – Transportation Investment Generating Economic Recovery (TIGER)	Four-Forty Greenway, awaiting debrief from USDOT	10/16/17	\$13,672,612

Grants Still Pending

Grant	Description/Notes	Submitted	Notification	Request
TDOT – Transportation Alternatives Projects (TAP)	Construction of Park Plaza connector to Four-Forty Greenway Phase 1	10/3/17	Fall 2018	\$510,943

Grants Evaluated But Not Submitted At This Time

January 1 – March 31, 2018

Grant	Description/Notes	Due
TN Department of Tourism – Tourism Enhancement Grants	Grants to help preserve tourism assets and improve tourist related economic impact. Up to \$75,000 50/50 match. Preference to rural, would apply in future rounds with strong project	1/28/18
Transportation for America – State of the Art Transportation Training	Technical Assistance: a new opportunity for communities to better integrate artistic and cultural practices in transportation projects. No project fit due to small scale of opportunity	Feb. 28, 2018
Transportation Research Board – Innovation Research	No projects identified	

Next Quarter Future Grant Opportunities

Grant	Description/Notes	Due
TDEC – Recreational Educational Services grants	Purchase of land for parks, trail development and capital projects in parks, greenways, and natural areas; non-routine maintenance and rehabilitation of trailhead facilities	April 18, 2018
AARP – Community Challenge	“Quick Action” grants to make communities livable for people of all ages. Grants are awarded to improve housing, transportation, public space and other community elements that support great places.	May 16, 2018
FHWA- Accelerated Innovation Deployment Demonstration (pass through TDOT)	Software to detect near misses for bike/ped safety. This innovation will be used as a decision support system to inform placement of multimodal crossings, real time signalization, potential transit hubs and bus stop improvements and bike share access, and areas where alternative and low cost sidewalks may be useful. Application in progress	Rolling
Partners for Places	Fosters long-term relationships between local government sustainability offices and place-based foundations that make our urban areas more prosperous, livable, and vibrant. Mayor’s Office Initiative	July 31, 2018
EPA – Brownfields Area Wide Planning Grant	Conduct activities that will enable the recipient to develop a specific area-wide plan for assessing, cleaning up and reusing catalyst/high priority brownfields sites.	Summer 2018
Surdna—The Sustainable Environments Program	Supports transportation systems and transit solutions that give people affordable and reliable options to get to work, school, and home while minimizing impacts on the environment and maximizing equitable economic opportunities. (performance standards for sustainability, strengthen policies so that transpo funds create quality jobs, innovative revenue models, regional practices that integrate light rail, transit, and urban-suburban connections *Only makes grants to nonprofit organizations	Rolling Letter of Intent
Kresge—Arts and Culture Local Systems	Citywide cross-sector and cross-disciplinary projects that embed arts, culture and community-engaged design into municipal governments.	Rolling