



# METROPOLITAN PLANNING COMMISSION MINUTES

**February 14, 2019**  
**4:00 pm Regular Meeting**

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

## MISSION STATEMENT

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

Commissioners Present:  
Greg Adkins, Chair  
Jessica Farr, Vice Chair  
Lillian Blackshear  
Dr. Pearl Sims  
Dr. Terry Jo Bichell  
Councilmember Fabian Bedne

Commissioners Absent  
Jeff Haynes  
Ron Gobbell  
Brian Tibbs  
Daveisha Moore

Staff Present:  
Lucy Kempf, Executive Director  
Bob Leeman, Deputy Director  
George Rooker, Special Projects Manager  
Kelly Adams, Admin Services Officer IV  
Lisa Milligan, Planning Manager II  
Greg Claxton, Planning Manager I  
Joni Priest, Planning Manager I  
Shawn Shepard, Senior Planner  
Marty Sewell, Planner III  
Dara Sanders, Planner III  
Abbie Rickoff, Planner II  
Jason Swaggart, Planner II  
Latisha Birkeland, Planner II  
Gene Burse, Planner II  
Joren Dunnavant, Planner II  
Quan Poole, Legal

### **Lucy Alden Kempf**

Secretary and Executive Director, Metro Planning Commission  
**Metro Planning Department of Nashville and Davidson County**  
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## Notice to Public

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

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

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

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

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

### Writing to the Commission

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

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

### Speaking to the Commission

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

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

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

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

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

### Legal Notice

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



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# MEETING AGENDA

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## **A: CALL TO ORDER**

The meeting was called to order at 4:05 p.m.

## **B: ADOPTION OF AGENDA**

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

## **C: APPROVAL OF JANUARY 24, 2019 MINUTES**

Dr. Sims moved and Councilmember Bedne seconded the motion to approve the January 24, 2019 minutes. (6-0)

## **D: RECOGNITION OF COUNCILMEMBERS**

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

2. **2015SP-019-003**  
121 LUCILLE STREET
4. **2019SP-003-001**  
OLD HICKORY RETREAT SP
5. **2019SP-006-001**  
3RD AVENUE NORTH SP
6. **2018S-204-001**  
HUNTERS RUN
7. **2018S-210-001**  
MOSSWOOD SUBDIVISION LOT 57 AMENDMENT
8. **2018Z-124PR-001**
9. **2018Z-129PR-001**
10. **2019Z-008PR-001**
13. **2018SP-057-001**  
EATON CREEK COMMONS
16. **2019SP-001-001**  
3RD AND JEFFERSON SP
21. **2005UD-006-040**  
3206 WEST END CIRCLE
24. **2019Z-023PR-001**

## **F: CONSENT AGENDA ITEMS**

- 1a. **2018CP-010-003**  
GREEN HILLS - MIDTOWN COMMUNITY PLAN AMENDMENT
- 1b. **2018SP-077-001**  
NOVEL EDGEHILL

- 11. **2019Z-004TX-001**
- 14. **2018SP-073-001**  
SOUTH HAMILTON AND COUNTY HOSPITAL ROAD
- 15. **2018SP-078-001**  
ORAL SURGICAL INSTITUTE 28TH AVENUE
- 17. **2018S-160-001**  
EARHART - HESSEY ROAD
- 18. **2019S-022-001**  
RESUBDIVISION OF LOTS 143 AND 144 OF WEST MEADE PARK INC. SECTION 4
- 19. **188-84P-001**  
CENTURY SOUTH
- 20. **2002UD-001-011**  
GREEN HILLS MALL
- 22. **2019Z-014PR-001**
- 23. **2019Z-022PR-001**
- 28. **Accept the Director's Report and Approve Administrative 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.

**G: ITEMS TO BE CONSIDERED**

- 1a. **2018CP-010-003**  
**GREEN HILLS - MIDTOWN COMMUNITY PLAN AMENDMENT**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Anna Grider

A request to amend the Green Hills - Midtown Community Plan by changing from T4 Urban Neighborhood Evolving Policy, T4 Urban Neighborhood Maintenance Policy and T4 Urban Mixed Use Neighborhood to T4 Urban Mixed Use Corridor Policy on various properties located between South Street and Interstate 40 East, zoned IWD, R6, RM20 and RM20-A (16.36 acres), requested by Kimley-Horn and Associates, applicant; various owners. (See associated case # 2018SP-077-001)

**Staff Recommendation: Approve T4 Mixed Use Neighborhood.**

**The Metropolitan Planning Commission: deferred 2018CP-010-001 to the February 28, 2019, Planning Commission meeting. (5-0-1)**

**1b. 2018SP-077-001  
NOVEL EDGEHILL**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Jason Swaggart

A request to rezone from RM20 to SP-MU zoning for property located at 1113 Sigler Street and 801 12th Avenue South, at the northwest corner of Hawkins Street and 12th Avenue South, (2.9 acres), to permit a mixed use development with a maximum of 270 multi-family residential units, and up to 9,000 square feet of nonresidential uses, requested by Kimley-Horn and Associates, applicant; Park Center and John and Micheline Doulis, owners. (Associated case # 2018CP-010-003)

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

**The Metropolitan Planning Commission: deferred 2018SP-077-001 to the February 28, 2019, Planning Commission meeting. (5-0-1)**

**2. 2015SP-019-003  
121 LUCILLE SP (AMENDMENT)**

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

A request to amend a Specific Plan on property located at 121 Lucille Street, approximately 440 feet east of Dickerson Pike, (1.42 acres), to permit all uses of RM20-A as per the Metro Zoning Ordinance to a maximum of 18 units, requested by Dale and Associates, applicant; Cleveland Parke Partners, G.P, owner.

**Staff Recommendation: Withdraw.**

**The Metropolitan Planning Commission: withdrawn 2015SP-019-003. (6-0)**

**3. 2018SP-084-001  
WEST TRINITY LANE SP**

Council District 02 (DeCosta Hastings)  
Staff Reviewer: Gene Burse

A request to rezone from RS7.5 to SP-R zoning for properties located at West Trinity Lane (unnumbered), approximately 440 feet west of Brownlo Street (8.72 acres), to permit 375 multi-family residential units, requested by Wharton Capital Corp., applicant; Free Silver Land Trust, owner.

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

**APPLICANT REQUEST**

**Rezoned to SP to permit 375 multi-family residential units.**

Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan-Residential (SP-R) zoning for properties located at West Trinity Lane (unnumbered), approximately 440 feet west of Brownlo Street (8.72 acres), to permit 375 multi-family residential units.

**Existing Zoning**

Single-Family Residential (RS7.5) zoning requires a minimum 7,500 square foot lot and is intended for single-family dwellings at an overall density of 5.8 dwelling units per acre. *RS7.5 would permit a maximum of 86 single-family residential lots based on acreage alone. Application of the Subdivision Regulations may result in fewer lots.*

**Proposed Zoning**

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

**BORDEAUX-WHITES CREEK-HAYNES TRINITY**

T4 Urban Residential Corridor (T4 RC) is intended to maintain, enhance and create urban residential corridors. T4 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. T4 RC areas provide high access management and are served by moderately connected street networks, sidewalks, and existing or planned mass transit.

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.

#### Supplemental Policy

This site is located within the Haynes Trinity Small Area Plan of the Bordeaux-Whites Creek-Haynes Trinity Community Plan area. The intent of the supplemental policy is to create and enhance neighborhoods with greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. The policy calls for improvement of the existing street, sidewalk, bikeway, and stormwater infrastructure to T4 Urban Transect standards through new private-sector development.

#### **PLAN DETAILS**

The 8.72 acre site is located approximately 440 feet west of Brownlo Street in the Bordeaux-Whites Creek-Haynes Trinity Community Plan Area. This is a request for up to 375 multi-family residential units in three buildings, a clubhouse, associated amenities (pool and walking trail) and surface parking. Proposed buildings have a maximum height of 5 stories along West Trinity Lane and 4.5 stories in the interior of the site. Each building will have frontage onto a public street. Site access is from West Trinity Lane through two new public streets and a private drive that also serves as a public access easement. Surface parking is provided behind each proposed building in the interior of the site. This plan provides onsite stormwater mitigation and sidewalk improvements along site frontage and along each side of new public streets consistent with Major and Collector Street Plan standards.

#### **ANALYSIS**

Uses near the site consist of primarily of single-family residential and vacant land. An industrial use is adjacent immediately west of the site. The site is within a larger area of Single-Family Residential (RS7.5) zoning. Nearby zoning districts include Single-Family Residential (RS20), One and Two-Family Residential (R8), Specific Plan-Residential (SP-R), and Mixed Use Neighborhood-Alternative (MUN-A)Office/Residential (OR20). Existing site conditions consist of vacant land. The Conservation (CO) policy applicable to this site identifies a small area of steep slopes located along site frontage on West Trinity Lane along the south site boundary. These slopes are not part of a broader network of steep slopes. The majority of the property is within T4 Urban Residential Corridor policy and supplemental policy areas.

The plan proposes additional development along West Trinity Lane in the form of mid-rise flats that contribute to additional diversity of housing consistent with goals of the supplemental policy adopted as part of the Haynes Trinity Small Area Plan. The supplemental policy calls for enhanced pedestrian infrastructure and improved connectivity. New public streets will provide north-south and east-west connections. New public sidewalks along West Trinity Lane and the new public streets will further enhance pedestrian connectivity within the immediate area.

The supplemental policy for the Haynes Trinity area envisioned that this portion of the study area would accommodate additional intensity in concert with the installation of infrastructure, specifically an integrated road and alley network that would begin to establish a block structure along this portion of West Trinity Lane. The supplemental policy included a conceptual layout of potential vehicular connections with final street and alley alignments to be established based on detailed site-specific analysis completed at the time of development.

The connectivity goals of the supplemental policy are accomplished at this site through the proposed north-south and east-west public streets that are consistent with Major and Collector Street Plan standards and the public access easement that stubs to the adjacent property. The site's location on a major arterial makes it an appropriate location for additional intensity to activate and frame the corridor. This SP proposes a moderate increase in intensity and is consistent with the goals of policy to ensure that additional intensity is supported by adequate infrastructure. The SP is consistent with the T4 Urban Residential Corridor and Haynes Trinity supplemental policy goals at this location.

#### **FIRE DEPARTMENT RECOMMENDATION**

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

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

#### **WATER SERVICES**

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

- Approved as a Preliminary SP only. If all these parcels are not consolidated into one parcel by Final SP stage, public sewer and/or water construction plan approval may be needed prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. If the parcels are consolidated into one parcel, than these public water/sewer construction projects/approvals are not needed. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

**STORMWATER**

**Approve with conditions**

- Offsite improvements may be required.

**PUBLIC WORKS**

**Approve with conditions**

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- All public roads and infrastructure are to be bonded.
- Recycling is to be provided along with solid waste disposal.
- Comply with the MPW Traffic Engineer conditions of approval.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- In accordance with findings of TIS, developer shall construct the following roadway improvements.
- The project access should be constructed to include one entering lane and two exiting lanes, striped as separate left and right turn lanes with a minimum of 100ft of storage.
- In order to facilitate safe and efficient traffic operations at the intersection of W. Trinity Lane and the project access, an eastbound right turn lane should be provided on W. Trinity Lane at this location. This turn lane should include at least 100 feet of storage and should be designed and constructed according to AASHTO standards.
- Provide adequate sight distance at access drive. If feasible align apartment access drive with the Born Again Church/School access drive that is located on the south side of W. Trinity Lane.
- Consideration should be given to providing turn-arounds at the termini of the stub streets in the northernmost part of the project site.
- The proposed project should include adequate parking so that, if the on-street parking on the main north-south roadway is eliminated in the future, the remaining parking meets or exceeds the minimum parking allowed by Metro. Also, no on-street parking should be provided on the main north-south roadway within 100 feet of W. Trinity Lane.

Maximum Uses in Existing 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)	7.41	11.61 D	86 U	906	66	88

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)	8.72		375 U	2795	168	192

Traffic changes between maximum: **RS7.5 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 289 U	+1889	+102	+104

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RS7.5 district: 0 Elementary 11 Middle 12 High  
 Projected student generation proposed SP-R district: 11 Elementary 39 Middle 39 High

The proposed SP-R zoning is expected to generate 66 more students than the existing RS7.5 zoning district. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek 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 November 2018.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

## CONDITIONS

1. Permitted uses shall be limited to a maximum of 375 multi-family residential units.
2. Comply with all conditions of Metro Reviewing agencies.
3. Sidewalks with a minimum width of 6 feet and a planting strip with a minimum width of 8 feet shall be installed along site frontage along West Trinity Lane. Sidewalks with a minimum width of 8 feet and a planting strip with a minimum width of 4 feet shall be installed along each side of the new north-south public street and the new east-west public street.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM40-A zoning district as of the date of the applicable request or application.
5. 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.
6. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
7. 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.
8. 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.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

Duane Cuthbertson, 2814 12<sup>th</sup> Ave S, spoke in favor of the application as it is consistent with the voice of the community.

Michael Garrigan, 516 Heather Place, spoke in favor of the application. There has been a traffic study completed and approved.

Danavan Hylton, 739 Garrison Dr, spoke in favor of the application because the neighbors want the density.

Winnie Forrester, 2611 Shreeve Ln, spoke in opposition to the application. The neighbors need to be engaged in the beginning, not at the end.

Elise Hudson, 4601 Whites Creek Pk, spoke in opposition and requested a deferral to allow the community to have input.

Quinta Martin, 643 W Nocturn Dr, spoke in opposition to the application and requested a deferral. The neighbors have no idea what the developer plans to do. They just want a seat at the table.

Mr. Cuthbertson explained that this has been on the planning department's website since July 2018 and early notices were sent out at the same time.

### **Chairman Adkins closed the Public Hearing.**

Ms. Farr spoke in favor of a deferral and stated that while this clearly meets the goals, the neighbors really want a seat at the table.

Dr. Bichell spoke in agreement with Ms. Farr and would support a deferral to the February 28, 2019 Planning Commission meeting since there is a community meeting scheduled for February 26.

Councilmember Bedne stated that the commission is in no way trying to penalize the developer for his hard work, but we would be missing out by not having community input.

Dr. Sims spoke in favor of a deferral. She really likes the plan, but the neighborhood needs to be included in the conversation.

**Ms. Blackshear moved and Dr. Bichell seconded the motion to defer to the February 28, 2019 Planning Commission meeting. (6-0)**



**"BE IT RESOLVED** by The Metropolitan Planning Commission that 2018SP-084-001 is **deferred to the February 28, 2019 Planning Commission meeting. (6-0)**

**4. 2019SP-003-001**

**OLD HICKORY RETREAT SP**

Council District 11 (Larry Hagar)

Staff Reviewer: Latisha Birkeland

A request to rezone from RS7.5 to SP-R zoning for properties located at 104, 106, 108 and 110 Park Circle, approximately 285 feet west of Old Hickory Boulevard (1.12 acres), to permit 44 multi-family residential units, requested by Dale and Associates, applicant; Temple Baptist Church, Trs., owner.

**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting.**

**The Metropolitan Planning Commission: deferred 2019SP-003-001 to the February 28, 2019, Planning Commission meeting. (6-0)**

**5. 2019SP-006-001**

**3RD AVENUE NORTH SP**

Council District 19 (Freddie O'Connell)

Staff Reviewer: Patrick Napier

A request to rezone from R6-A to SP zoning on properties located at 1825, 1827, 1829, 1831, 1833, and 1835 3rd Avenue North, at the southeast corner of Coffee Street and 3rd Avenue North (1.18 acres), to permit 25 multi-family residential units, requested by Dale and Associates, applicant; TAB Homebuilders, LLC., owner.

**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting.**

**The Metropolitan Planning Commission: deferred 2019SP-006-001 to the February 28, 2019, Planning Commission meeting. (6-0)**

**6. 2018S-204-001**

**HUNTERS RUN**

Council District 03 (Brenda Haywood)

Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 237 cluster lots on properties located at 1269 Hunters Lane and Hunters Lane (unnumbered), approximately 440 feet north of Dalemere Drive, zoned R20 (149.45 acres), requested by Ragan-Smith and Associates, applicant; The Galbreath Family Gen. Partnership and P.J. Dunn, owners.

**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting.**

**The Metropolitan Planning Commission: deferred 2018S-204-001 to the February 28, 2019, Planning Commission meeting. (6-0)**

**7. 2018S-210-001**

**MOSSWOOD SUBDIVISION LOT 57 AMENDMENT**

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Patrick Napier

A request to amend the previously platted setbacks on property located at 715 Ries Avenue, at the southwest corner of Laredo Avenue and Ries Avenue, zoned R8 (0.21 acres), requested by Dale & Associates, applicant; Edward Griffin & Melissa Faucette Michaels, owners.

**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting.**

**The Metropolitan Planning Commission: deferred 2018S-210-001 to the February 28, 2019, Planning Commission meeting. (6-0)**

8. **2018Z-124PR-001**  
Council District 21 (Ed Kindall)  
Staff Reviewer: Shawn Shepard

A request to rezone from ORI to MUI-A zoning for properties located at 2221 Elliston Place, 114 and 118 Louise Avenue, at the southeast corner of Elliston Place and Louise Avenue (0.64 acres), requested by Triumph Hospitality LLC., applicant; Hilsea Holdings, LTD., owner.

**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting**

**The Metropolitan Planning Commission: deferred 2018Z-124PR-001 to the February 28, 2019, Planning Commission meeting. (6-0)**

9. **2018Z-129PR-001**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Patrick Napier

A request to rezone from SP to MUL on property located at 1510 Lebanon Pike, approximately 150 feet east of Spence Lane (1.77 acres), requested by Goodwyn, Mills, and Cawood Inc., applicant; Bodenhamer Florida Properties LLC, owner.

**Staff Recommendation: Defer indefinitely.**

**The Metropolitan Planning Commission deferred indefinitely 2018Z-129PR-001. (6-0)**

- 2019Z-008PR-001**  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Patrick Napier

A request to rezone from RS15 to RM9-A zoning for property located at Ashland City Highway (unnumbered), at the corner of Cato Road and Ashland City Highway (3.74 acres), requested by Smith Gee Studio, applicant; Guerrier Development, LLC, owner.

**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting**

**The Metropolitan Planning Commission: deferred 2019Z-008PR-001 to the February 28, 2019, Planning Commission meeting. (6-0)**

11. **2019Z-004TX-001**  
Council District (Countywide)  
Staff Reviewer: Joni Priest

A request to amend the Metro Zoning Code to create a Corridor Design Overlay District, requested by Councilmembers Davette Blalock and Fabian Bedne.

**Staff Recommendation: Approve.**

#### **APPLICANT REQUEST**

Amend the Zoning Code to create a corridor design overlay district with standards to for signage, landscaping, and building materials.

#### **PROPOSED AMENDMENTS TO TITLE 17**

The proposed bill would amend Section 17.36 by adding a section to provide standards for signage, landscaping and materials that are derived from standards of base zoning districts. The Corridor Design overlay district (CDO) would be available to be applied to any part of the county where standards, slightly different from base zoning, are needed. The proposal would also amend Section 17.40 in regards to waiver of fees if filed by a councilmember.

#### **ANALYSIS**

Section 17.36 of the Metro Zoning Ordinance establishes overlay districts. The proposed corridor design overlay provides incremental improvements to the aesthetics of Nashville's commercial districts and corridors. The proposed amendment changes the signage entitlements of the base zoning district to more conservative standards. These standards are currently used for MUL, OR40, and SCN among others, and are very well known in the signage industry and the business community. No new signage standards are created by this amendment; rather, when strategically applied through Council action, the signage standards are revised to correlate with the vision for a commercial area.

The proposed amendment includes minor changes to the perimeter landscaping requirements. These minor changes include requiring trees for every 30 feet of frontage, rather than every 50 feet, and requiring shrubs to be planted on the outside of perimeter walls.

The proposed amendment includes requirements for building materials. These minor standards ensure quality construction with durable materials, promote visual harmony of new construction, and do not hinder creativity or architectural variety.

The proposed amendment will generally apply to office, commercial, industrial, and mixed-use buildings and properties where the overlay is applied. The standards would be applicable to new construction and to additions over a certain size.

The proposed amendment creates an overlay that when applied provides for narrowly tailored design standards which will improve the overall aesthetics of Nashville's commercial corridors.

#### **ZONING ADMINISTRATOR RECOMMENDATION**

No exception taken to this bill.

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#### **STAFF RECOMMENDATION**

Staff recommends approval.

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#### **PROPOSED NEW ZONING CODE SECTIONS**

##### **17.36.510 – Purpose and intent.**

The purpose of the Corridor Design Overlay (CDO) is to allow for the application and implementation of changes to signage, landscaping, and building materials to achieve incremental improvements to the aesthetics of commercial districts and corridors. Application of this special overlay district shall be limited to areas that are not within Urban Design Overlays, Specific Plan zoning, or Historic zoning overlays. Lots included in a district should be contiguous, and the majority of lots throughout the office, commercial, mixed use, and/or industrial area where the overlay is applied.

##### **17.36.520 – Overlay designation.**

A Corridor Design Overlay shall be created according to the procedures of Chapter 17.40, Article IV and depicted as a geographical area on the official zoning map.

##### **17.36.530 – Application of the overlay district**

- A. Signage standards apply to any and all new signs, and do not apply to panel changes to existing signs.
- B. Landscaping standards apply to new parking lots, and to the expansion area of existing parking lots that are expanded by 5 spaces or more.
- C. Landscaping standards do not apply to existing parking lots, or re-surfacing or re-striping of existing parking lots.
- D. Building materials standards apply to building addition where the addition is greater than fifty percent (50%) of the existing building's square footage, and to new buildings.
- E. The zoning administrator may allow adjustments to the standards of the CDO based on site-specific physical factors including, but not limited to, orientation of building facades or relationship of the lot to the street. Adjustments may be up to twenty percent (20%) of any signage standard, landscaping requirement, or dimensional requirement relating to building materials. At the zoning administrator's discretion, any requested adjustment may be referred to the board of zoning appeals for review and action.
- F. The plans and specifications submitted pursuant to this section shall be prepared by, or under the direction of, and bear the seal of a professional landscape architect, architect, engineer, or land planner registered in Tennessee. The presence of this seal indicates full compliance with this section.
- G. Before the issuance of a Use and Occupancy Permit, as-built drawings shall be submitted to certify compliance with the standards of this section. The as-built drawings shall be prepared by, or under the direction of, and bear the seal of a professional landscape architect, architect, engineer, or land planner registered in Tennessee. The presence of this seal indicates full compliance with this section.

##### **17.36.540 - Variations to conventional standards.**

Variations to the conventional standards of the underlying zoning district(s) are:

- A. Properties in the CDO are subject to the following variations regarding signage:
  - 1. All standards of 17.32 Signage Regulations shall apply according to the zoning district of the property, except Table 17.32.130D.
  - 2. In place of Table 17.32.130D, Table 17.32.120 shall apply. Any references to Table 17.32.130D shall be substituted with Table 17.32.120.
  - 3. All notes from Table 17.32.130D shall apply to properties in CL, CS, CA, CF, SCC, SCR, IWD, IR and IG districts.

4. Any uses permitted with conditions are allowed one half (1/2) the maximum sign area allowed in 17.16.070. All other standards of 17.16.070 shall apply to uses permitted with conditions.
- B. Properties in the CDO are subject to the following variations regarding perimeter screening:
  1. All standards of 17.24.150 shall apply, with the exception that trees shall be installed at a rate of one tree per thirty feet of perimeter parking area regardless of zoning district or elevation relative to the public street.
- C. Properties in the CDO are subject to the following regarding building materials:
  1. Each building façade facing a public street or private drive shall be considered a Primary Façade. The presence or absence of parking between the Primary Façade and the street or drive does not influence the designation as a Primary façade. Any and all Primary Facades are subject to all regulations regarding Primary Facades.
  2. For all calculations related to materials, the Primary Facade shall be calculated as the entire width of the building multiplied by the entire height of the building, less the width and height of each window or door system. The calculations below are based on the remaining non-glazed façade.
  3. Primary Facades shall be at least 75% brick, brick veneer, stone, cast stone, architecturally treated concrete masonry units.
    - a. Concrete masonry units, if unclad and visible to the exterior, shall be split-face or otherwise treated with texture or visual interest.
    - b. The remaining 25% of the façade may be any material except exposed untreated concrete masonry units.
    - c. Material changes shall occur along horizontal lines, not vertical lines.
  4. All other building facades, including those facing interior property lines, rear property lines, loading lanes, etc. – are not Primary Facades, and have no requirements regarding building materials.

**Approve. Consent Agenda. (6-0)**

**Resolution No. RS2019-23**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-004TX-001 is **approved. (6-0)**"

**12a. 2019CP-004-001**

**MADISON COMMUNITY PLAN AMENDMENT**

Council District 09 (Bill Pridemore)

Staff Reviewer: Stephanie McCullough

A request to amend the Madison Community Plan by changing from T4 Urban Mixed Use Corridor and T4 Neighborhood Evolving to T3 Suburban Mixed Use Corridor on various properties located north of State Route 45, zoned CS, RM20, RM9, RS20, RS7.5, and SP (22.09 acres), requested by CESO, INC., applicant; various property owners (See associated case # 2019Z-011PR-001).

**Staff Recommendation: Disapprove.**

**APPLICANT REQUEST**

**Amend Madison Community Plan to change the policy to T3 Suburban Mixed Use Corridor from T4 Urban Mixed Use Corridor**

Major Plan Amendment

Amend the Madison Community Plan by changing from T4 Urban Mixed Use Corridor and T4 Neighborhood Evolving to T3 Suburban Mixed Use Corridor on various properties located north of State Route 45, zoned Commercial Services (CS), Medium-high density residential, 20 units/acre (RM20), Medium Density Residential, 9 units/acre (RM9), Low-Medium Density Single Family Residential (RS20), Medium Density Single Family Residential (RS7.5), and Specific Plan (SP) (22.09 acres).

**MADISON COMMUNITY PLAN**

**Current Policy**

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 Urban Mixed Use Corridor (T4 CM) is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit. Buildings in T4 CM areas can be up to five stories, have moderate to high lot coverage, and are placed at the back of the sidewalk with minimal spacing between. Parking is located on street or behind the buildings.

### **Proposed Policy**

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. While T3 CM areas are designed and operated to enable safe, attractive, and comfortable access and travel for all users, the design principles for these areas allow for an auto-oriented form of development. T3 CM areas provide high access management (such as minimizing curb cuts) and are served by highly connected street networks, sidewalks, and existing or planned mass transit. Buildings are typically one to three stories, moderately spaced, and can be placed either at the back of the sidewalk or behind a small parking area (one lane).

### **BACKGROUND**

An application to rezone the properties located at 106, 108, and 110 McArthur Drive was submitted on November 28, 2018, to change from RS 7.5 to CS, to accommodate a convenience store with gas pumps. During a pre-application meeting, the applicant was informed that the requested zoning does not match the policy in the area. A community plan amendment application was filed for the subject properties (106, 108, and 100 McArthur Drive, as well as 106 and 108 Myatt Drive).

As part of the determination process, the Executive Director determined this request to be a major plan amendment and assigned the study area boundary to a larger area, as the Mixed Use Corridor policy is intended to be applied to multiple properties along major corridors. This larger study area boundary encompasses one block length of McArthur Drive, Myatt Drive, and Larchmont Drive (to the east) and includes properties guided by multiple policies, as discussed later in the "Analysis" section of this report.

### **Madison's Role in the County**

The Growth & Preservation Concept Map (Concept Map) is a county-wide vision and tool for aligning spending, regulations, and Metro programs to shape improvements in quality of life so that new development and redevelopment align with community values. In Madison, the Concept Map illustrates the following priorities:

- Enhancing walkable commercial centers and corridors,
- Preserving established residential areas,
- Creating diverse and affordable housing options,
- Adding more connectivity, primarily through bikeways, greenways, multiuse paths, and transit, and
- Preserving environmentally sensitive features and open space.

The location of Madison within the county provides easy access to interstates and surrounding counties, and makes the community a gateway for Nashville/Davidson County. It provides a variety of housing options through both suburban and urban neighborhoods. There are four Centers located in the Madison Community Planning Area, including a Tier One Center that includes Downtown Madison and the intersections of Gallatin Pike, Neely's Bend Road, and Old Hickory Boulevard/State Route 45.

### **Plan Amendment Study Area**

The community plan amendment study area is located north of Tennessee State Route 45, and encompasses properties on both sides of McArthur Drive, Myatt Drive, and the west side of Larchmont Drive, with the northern boundary just north of North Dupont Avenue. The study area also includes parcels with T4 NM and T3 NM policies applied. Some properties within the study area that have the T4 CM policy applied are zoned SP MU, with design guidelines listed in the Myatt Drive-Anderson Lane Specific Plan (Myatt Drive SP) adopted in 2007. The properties in the requested plan amendment area are not included in the Myatt Drive SP.

### **Major and Collector Street Plan Classification**

The Major and Collector Street Plan (MCSP) is a comprehensive plan and implementation tool for guiding public and private investment in and along the major streets that make up the backbone of the city's transportation system. It provides guidance on the character and function of streets.

Character guidelines apply to the planning, construction, and development of streets and how buildings relate to them, while street function is the degree of mobility (number of travel lanes, degree of accessibility, and its role in the larger network).

Street segments are categorized by transect, street context, and functional design type. In some cases (such as State Route 45) a fourth element, multimodal and/or Scenic Overlay, is included. Three Functional Design Types are relevant to the study area: Collector-Avenue (Old Hickory Boulevard), Arterial-Boulevard (Myatt Drive), and Arterial-Parkway (State Route 45).

### **Community Participation**

A community meeting was held on Tuesday, January 29, 2019, and was attended by Planning Staff, the applicant and representatives of the property owner, the district councilman, and 17 community members. Planning Staff presented the proposed amendment, followed by a presentation from the applicant. Attendees expressed concerns about increased traffic and traffic accidents, stormwater runoff, and noise.

Others expressed apprehension that the project would be as walkable as described by the applicant, based on the lack of sidewalks in the area to date. Staff received one written comment in support of the project. The comment did not mention the proposed plan amendment.

## **ANALYSIS**

The analysis for this request involves reviewing how the community character policy and MCSP standards along four streets (two parallel streets running north to south and two parallel streets running east to west) combine to orient housing and services to create a distinctive transition from Madison's suburban neighborhoods to its urban core. T3 Suburban Mixed Use Corridor is not appropriate at this location because of the community's vision for:

1. Myatt Drive as a walkable, mixed use corridor, with the intersection of Myatt and State Route 45 serving as a gateway to Madison's urban neighborhoods north and west of the requested plan amendment properties;
2. McArthur Drive as an urban residential neighborhood street; and
3. State Route 45 as a scenic parkway with limited access, with Old Hickory Boulevard as the focus of auto-oriented, suburban services.

### **Myatt Drive – Urban Mixed Use Corridor**

Myatt Drive establishes a boundary between urban neighborhoods to the west (beginning with McArthur Drive and stretching to Madison's historic downtown, a Tier One Center) and the suburban neighborhoods to the east and south (beginning with Larchmont and reaching to the Cumberland River). The neighborhood west of Myatt Drive has an urban development pattern with small lots, a consistent street grid, and a mix of housing options. The suburban neighborhood east of Myatt Drive has curvilinear streets, large lots and single family homes.

Myatt Drive is classified as an urban mixed-use arterial boulevard, consisting of four lanes (T4-M-AB4) in the MCSP. Arterial Boulevards are described as medium- to high-speed, high-volume streets that serve longer trips within and between different communities within the city, with access provided by driveways, alleys, or frontage roads. Arterial Boulevards serve to balance access to surrounding land uses and mobility; in urban settings they are designed to promote walkability with wider sidewalks and frontage zones.

Properties along Myatt Drive have Urban Mixed Use Corridor (T4 CM) policy applied. Through the application of T4 CM to properties originally platted for residential development, buildings are encouraged to orient toward Myatt Drive, framing the street with an urban, mixed use development form. Development is further guided by the Myatt Drive SP. The intention of both the Madison Community Plan as well as the SP is for the street to evolve into an urban corridor with neighborhood scaled services, for which the current zoning (CS) at the corner may be appropriate, based on the limited application of this zoning at the corner of Myatt Drive and State Route 45. The Myatt Drive SP provides guidance for streetscape design with the goal of "providing an attractive and safe environment for all users, including pedestrians." This is achieved by consolidating access points, providing planted pedestrian islands to limit vehicular left turns and provide pedestrian refuge, and incorporating street furniture such as bus shelters, and pedestrian scale street furniture.

Changing the policy at Myatt Drive and State Route 45 from T4 CM to T3 CM would reduce the potential for a pedestrian friendly streetscape that connects nearby residents to the neighborhood services intended for Myatt Drive.

### **McArthur Drive – Urban residential neighborhood**

McArthur Drive is a residential street. Urban Neighborhood Evolving (T4 NE) policy is applied close to State Route 45 to provide additional housing options in a strategic location.

Through the application of T4 NE here, buildings are encouraged to orient toward McArthur Drive, framing the street with a range of urban, residential options, while providing a buffer between State Route 45 and the neighborhood interior. North of the T4 NE policy is an area of Urban Neighborhood Maintenance (T4 NM) policy, which serves to preserve the established character of the neighborhood with its street network, average lot size, and moderate- to high-density residential development.

Changing the policy from T4 NE to T3 CM would undermine the character of McArthur Drive, increasing traffic and reducing opportunities for walkable development that offers more housing options. Application of T3M to these parcels could also introduce a commercial use into a residential area, further changing the character of McArthur Drive.

### **State Route 45 – Multimodal Scenic Arterial Parkway**

The MCSP classifies State Route 45 as an urban mixed-use arterial parkway to the west of Myatt Drive, and a suburban mixed-use arterial parkway to the east (T4-M-AP4-S-LM to the west, T3-M-AP4-S-LM to the east). Arterial Parkways are limited access roadways which provide mobility for crosstown trips while also acting as linear green spaces with landscaping, serving both residential and mixed use areas. Both the urban and suburban portions of the parkway are four lanes, and have both multimodal (LM) and scenic (S) overlays. The multimodal corridor overlay is applied to streets that are intended to serve a greater role in the city's transit system in the long term. The scenic overlay reflects that State Route 45 connects areas of scenic and cultural significance from downtown Madison to the

Cumberland River. The scenic overlay designation is intended to preserve or enhance existing natural areas within easements on private property, adjacent to the edge of the right-of-way, beyond the minimum functional right-of-way, and planting of new landscaped areas.

T3 CM policy is applied to a portion of Old Hickory Boulevard, which runs parallel and south of State Route 45. This application of T3 CM to Old Hickory Boulevard, combined with the Scenic designation on State Route 45, intentionally encourages development to orient to Old Hickory Boulevard instead of State Route 45. Staff's analysis of the surrounding area finds that no development along this stretch of State Route 45 is oriented to the scenic highway.

The role of State Route 45 – to move cars quickly and efficiently through the area – makes it a logical and natural border between the urban development pattern to the north and suburban pattern to the south. Applying T3 CM to the plan amendment properties may redirect building orientation toward State Route 45 and away from Old Hickory Boulevard.

This would change the role of and the development pattern along State Route 45 in a manner that is intentionally discouraged through the application of the Scenic overlay. Therefore, extension of T3 CM north is not appropriate.

#### **STAFF RECOMMENDATION**

Staff recommends disapproval.

Ms. McCullough presented the staff recommendation of disapproval.

Items 12a and 12b were heard and discussed together.

Drew Cunningham, applicant, spoke in favor of the application.

Shawn Henry, 315 Deaderick St, spoke in favor of the application. All four corners should be considered together.

Ken Johnson, 1040 Berwick Trail, spoke in favor of the application. The neighbors are in support and this would be better than another used car lot.

Duke Sutherland, 917 Conference Dr, spoke in opposition to the application due to stormwater drainage concerns.

Shawn Henry clarified that all stormwater will drain toward SR45, not north, but south. There will be no residential impact.

Councilmember Pridemore spoke in favor of the application as he is trying to keep Madison moving forward. It is a good plan and there has been no opposition.

#### **Chairman Adkins closed the Public Hearing.**

Ms. Blackshear stated that she is inclined to agree with staff, but will continue to listen.

Dr. Sims expressed concern with pushing commercial into residential, but she will continue to listen.

Dr. Bichell spoke in agreement with staff recommendation.

Ms. Kempf noted that, due to losing quorum in just a few minutes, the most straightforward approach would be to disapprove and let the council address it.

Ms. Farr asked the applicant if they would consider a conversion to an SP, to which Mr. Henry declined.

#### **Ms. Farr moved and Dr. Sims seconded the motion to disapprove. (6-0)**

#### **Resolution No. RS2019-24**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019CP-004-001 is **disapproved. (6-0)**

#### **12b. 2019Z-011PR-001**

Council District 09 (Bill Pridemore)

Staff Reviewer: Gene Burse

A request to rezone from RS7.5 to CS zoning for properties located at 106, 108, and 110 McArthur Drive, at the northeast corner of McArthur Drive and State Route 45 (0.85 acres), requested by CESO, Inc., applicant; Kenneth & Nadine Johnson, Jerry W. Knight, and Gina A. Pitts, owners. (See associated case #2019CP-004-001).

**Staff Recommendation: Disapprove.**

## **APPLICANT REQUEST**

### **Zone change from RS7.5 to CS.**

#### Zone Change

A request to rezone from Single-Family Residential (RS7.5) to Commercial Service (CS) zoning for properties located at 106, 108, and 110 McArthur Drive, at the northeast corner of McArthur Drive and State Route 45 (0.85 acres).

#### **Existing Zoning**

Single-Family Residential (RS7.5) zoning requires a minimum 7,500 square foot lot and is intended for single-family dwellings at an overall density of 5.8 dwelling units per acre. *RS7.5 would permit a maximum of 4 single-family residential lots based on acreage alone. Application of the Subdivision Regulations may result in fewer lots.*

#### **Proposed Zoning**

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

## **MADISON COMMUNITY PLAN**

### **Existing Policy**

T4 Urban Neighborhood Evolving (T3 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.

### **Proposed Policy**

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.

## **ANALYSIS**

The site is located at the northeast corner of McArthur Drive and State Route 45 in the Madison Community Plan area. Nearby zoning districts include Commercial Service (CS), Specific Plan-Mixed Use (SP-MU), Multi-Family Residential (RM9) and Office/Residential (OR20). This site is part of a larger area located in the Single-Family Residential (RS7.5) zoning district. Nearby land uses consist primarily of single-family residential and some multi-family residential, two-family residential, office, commercial and vacant land.

The proposed CS zoning district is not consistent with the existing T4 Urban Neighborhood Evolving policy as this policy does not support commercial uses that would be permitted by CS. There is an associated plan amendment (Case No. 2019CP-004-001) to amend the policy to T3 Suburban Mixed Use Corridor. Staff is recommending disapproval of the plan amendment.

Additionally, the existing policies at this location are intended to encourage development to orient to Myatt Drive, McArthur Drive, and Old Hickory Boulevard and away from State Route 45. Even if the plan amendment were approved, this is an inappropriate location for the requested zoning as it would likely result in development oriented toward State Route 45 in manner inconsistent with the existing development pattern on and around State Route 45.

## **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: **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)	0.85	5.8 D	4 U	54	8	5

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	0.85	0.6 F	22,215 S.F.	2162	155	179

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+2108	+147	+174

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RS7.5 district: 1 Elementary 1 Middle 1 High

Projected student generation proposed CS district: 0 Elementary 0 Middle 0 High

The proposed CS zoning will not generate more students than the existing RS7.5 zoning district. Students would attend Amqui Elementary School, Neely's Bend College Preparatory Middle School, and Hunter's Lane 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 November 2018.

**STAFF RECOMMENDATION**

Staff recommends disapproval.

Mr. Burse presented the staff recommendation of disapproval.

Items 12a and 12b were heard and discussed together.

Drew Cunningham, applicant, spoke in favor of the application.

Shawn Henry, 315 Deaderick St, spoke in favor of the application. All four corners should be considered together.

Ken Johnson, 1040 Berwick Trail, spoke in favor of the application. The neighbors are in support and this would be better than another used car lot.

Duke Sutherland, 917 Conference Dr, spoke in opposition to the application due to stormwater drainage concerns.

Shawn Henry clarified that all stormwater will drain toward SR45, not north, but south. There will be no residential impact.

Councilmember Pridemore spoke in favor of the application as he is trying to keep Madison moving forward. It is a good plan and there has been no opposition.

**Chairman Adkins closed the Public Hearing.**

Ms. Blackshear stated that she is inclined to agree with staff, but will continue to listen.

Dr. Sims expressed concern with pushing commercial into residential, but she will continue to listen.

Dr. Bichell spoke in agreement with staff recommendation.

Ms. Kempf noted that, due to losing quorum in just a few minutes, the most straightforward approach would be to disapprove and let the council address it.

Ms. Farr asked the applicant if they would consider a conversion to an SP, to which Mr. Henry declined.

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

**Resolution No. RS2019-25**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-011PR-001 is **disapproved. (6-0)**

**13. 2018SP-057-001  
EATON CREEK COMMONS**

Council District 01 (Jonathan Hall); 02 (DeCosta Hastings)  
Staff Reviewer: Jason Swaggart

A request to rezone from SP and RS15 to SP-R for properties located at 4269 Ashland City Highway and Ashland City Highway (unnumbered), approximately 830 feet East of Stewarts Lane, (23.34 acres), to permit up to 100 residential units, requested by Land Solutions Company, LLC., applicant; Green Trails, LLC, owner.

**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting.**

**The Metropolitan Planning Commission: deferred 2018SP-057-001 to the February 28, 2019, Planning Commission meeting. (6-0)**

**14. 2018SP-073-001  
SOUTH HAMILTON AND COUNTY HOSPITAL ROAD**

Council District 02 (DeCosta Hastings)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to SP-R zoning for properties located at 1908 and 1910 County Hospital Road and 1917 South Hamilton Road, at the southeast corner of John Mallette Drive and County Hospital Road (1.53 acres), to permit 15 multi-family residential units, requested by Turner Investment Properties, LLC, applicant; Kenon Ewing and Turner Investment Properties, LLC, owners.

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

**APPLICANT REQUEST**

**Rezoning from RS10 to SP-R to permit 15 residential units.**

Preliminary SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan-Residential (SP-R) zoning for properties located at 1908 and 1910 County Hospital Road and 1917 South Hamilton Road, at the southeast corner of John Mallette Drive and County Hospital Road (1.53 acres), to permit 15 multi-family residential units.

**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 seven residential lots.*

**Proposed Zoning**

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

**BORDEAUX – WHITES CREEK – HAYNES TRINITY 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.

**PLAN DETAILS**

This request is composed of three properties totaling approximately 1.5 acres. The site has frontage on County Hospital Road, John Mallette Drive and South Hamilton Road. The lot along South Hamilton Road has one single-family residence, and the two lots along County Hospital Road have at least two residential units per lot. The site is relatively flat, and there are no known environmentally sensitive areas on the site.

The surrounding area consists of a variety of single-family, commercial, office and religious institution uses. There is also a variety of zoning districts in the immediate area including residential, commercial, office and mixed-use.

Site Plan

The plan calls for a maximum of 15 multi-family residential units with an overall density of approximately ten units per acre. As proposed nine units front John Mallette Drive and County Hospital Road. The remaining six units front open space or internal drives. All units are two stories and include a rooftop deck.

Vehicular access is proposed from South Hamilton and John Mallette Drive. Each unit includes a two car garage. Additional surface parking is also provided. The plan calls for a five foot sidewalk and four foot planting strip along South Hamilton Road, a six foot sidewalk and eight foot planting strip along John Mallette and a six foot sidewalk and eight foot sidewalk along County Hospital Road. Each unit fronting a public street includes a private sidewalk connection to a public sidewalk.

**ANALYSIS**

As proposed the plan is consistent with the T3 NE policy. The plan provides an additional housing option in an area that is made up of mostly single-family homes on individual lots. Due to the site's location along two busy arterial roadways, additional density than what is currently permitted under the existing RS10 zoning is appropriate. The properties directly across John Mallette Drive are commercial and are in Suburban Community Center Policy (T3 CC).

The proposed plan provides a transition between the adjacent T3 CC policy area and the existing single-family neighborhood southwest of the subject site. The plan enhances pedestrian movement by providing sidewalks consistent with the Major and Collector Street Plan.

**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**

- Availability request received. To be processed, evaluated, and completed by Final SP stage

**PUBLIC WORKS RECOMMENDATION**

**Approve**

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.53	4.35 D	7 U	67	9	6

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)	1.34	-	15 U	110	7	9

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+8 U	+43	-2	+3

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing RS10 district: 1 Elementary 1 Middle 1 High**  
**Projected student generation proposed SP-R district: 8 Elementary 5 Middle 4 High**

The proposed SP-R zoning district would generate 14 more students than what is typically generated under the existing RS10 zoning district. Students would attend Cumberland Elementary, Joelton Middle School, and Whites Creek High School. All schools have been identified as having additional capacity. This information is based upon data from the school board last updated November 2018.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Permitted land uses shall be limited to a maximum of 15 multi-family residential units.
2. Any final site plan shall meet the Major and Collector Street Plan.
3. 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.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. 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.
6. 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.
7. 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.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**Approve with conditions and disapprove without all conditions. Consent Agenda. (6-0)**

**Resolution No. RS2019-24**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2018SP-073-001 is **approved with conditions and disapproved without all conditions. (6-0)**

**CONDITIONS**

1. Permitted land uses shall be limited to a maximum of 15 multi-family residential units.
2. Any final site plan shall meet the Major and Collector Street Plan.
3. 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.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. 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.
6. 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.
7. 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.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**15. 2018SP-078-001**  
**ORAL SURGICAL INSTITUTE 28TH AVENUE**

Council District 21 (Ed Kindall)  
Staff Reviewer: Jason Swaggart

A request to rezone from CS and IR to SP-O zoning for properties located at 500, 502, 504, 506 and 508 28th Avenue North and 510 27th Avenue North, approximately 145 feet southwest of 27th Avenue North, (1.55 acres), to permit an office building, requested by Thomas and Hutton Engineering, applicant; Wehby, Charles T. & Sally J., Living Trust, owner.

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

**APPLICANT REQUEST**

**Rezone from CS and IWD to SP-O to permit an office building.**

Preliminary SP

A request to rezone from Commercial Services (CS) and Industrial Restrictive (IR) to Specific Plan-Office (SP-O) zoning for properties located at 500, 502, 504, 506 and 508 28th Avenue North and 510 27th Avenue North, approximately 145 feet southwest of 27th Avenue North, (1.55 acres), to permit an office building.

**Existing Zoning**

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

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

**Proposed Zoning**

Specific Plan-Office (SP-O) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes office uses.

**NORTH 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.

**PLAN DETAILS**

The site is located on the east side of 28<sup>th</sup> Avenue North, just north of Charlotte Avenue. The site is bounded by an alley on the northern property line and a railroad on the southern property line. The site is occupied with a single-story metal building.

Site Plan

The plan calls for an approximately 37,000 square foot office building. As proposed the building is three stories, and drops to two stories along 28<sup>th</sup>. The façade along 28<sup>th</sup> is not the actual front of the building, but is designed to appear as the front. The true front of the building which includes the main entrance is below 28<sup>th</sup>.

Access is proposed from 28<sup>th</sup> and the alley to the north. There is a covered drop-off at the front of the building. Parking includes a combination of surface and structured parking. Bicycle parking is also provided near the front entrance of the building. The plan calls for an eight foot wide sidewalk and four foot wide planting strip along 28<sup>th</sup>.

**ANALYSIS**

As proposed the plan is consistent with the T4 MU policy. While the primary front entrance is not actually on 28<sup>th</sup>, the front façade is designed in a manner that enhances the streetscape along 28<sup>th</sup>, consistent with the policy. The location of the primary entrance being below 28<sup>th</sup> is due to the slope of the site and the nature of the specific use. The plan provides for a sidewalk and planting strip consistent with the Major and Collector Street Plan.

**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**

- Availability request received. To be processed, evaluated, and completed by Final SP stage

**PUBLIC WORKS RECOMMENDATION****Approve**

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- Prior to Final SP submittal work with MPW and MPC on final bike lane design along 28th AVE. MPW does not install bike lanes for one block, we install.
- Prior to the issuance of a building permit by MPW submit a recorded copy of the ROW dedications.
- Comply with the approved TIS recommendations from the MPW Traffic Engineer.

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

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

**Site Access Driveways**

- The proposed site accesses should be designed to include sufficient width for one entering lane and one exiting lane. A R1-1 'Stop' sign and stop bar should be installed on the egress approach.
- As part of the construction of the project, the site accesses should be designed such that the departure sight triangles, as specified by AASHTO, will be clear of all sight obstructions, including landscaping, existing vegetation, monument signs/walls, fences, etc.
- Dedicate ROW along 28th avenue frontage of project per the MSCP.

**28th Avenue North and Clifton Avenue**

- It is recommended to restripe the pedestrian crosswalks at the intersection. The existing pedestrian crosswalks are faded and difficult to see.

**Parking**

- Metro Nashville's current Code of Ordinances was reviewed to determine the minimum parking that would be required for the proposed development. Based on the parking demand rates, the development would require a minimum of 74 parking spaces. Approximately 127 surface parking spaces are planned to accommodate the development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.66	0.6 F	17,249 S.F.	1095	55	118

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.89	0.6 F	23,261 S.F.	83	29	31

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Medical Office (720)	1.55		35,000 S.F.	1258	88	121

**Traffic changes between maximum: CS, ID and SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-5,510 S.F.	+80	+4	-28

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Permitted land uses shall be limited to general office, medical office, outpatient clinic and medical or scientific lab.
2. Any final site plan shall meet all requirements of the Major and Collector Street Plan.
3. 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.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the OG zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. 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.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. Comply with all conditions and requirements of Traffic and Parking and Public Works.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**Approve with conditions and disapprove without all conditions. Consent Agenda. (6-0)**

**Resolution No. RS2019-25**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2018SP-078-001 is approved with conditions and disapproved without all conditions. (6-0)**

**CONDITIONS**

1. Permitted land uses shall be limited to general office, medical office, outpatient clinic and medical or scientific lab.
2. Any final site plan shall meet all requirements of the Major and Collector Street Plan.
3. 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.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the OG zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. 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.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. Comply with all conditions and requirements of Traffic and Parking and Public Works.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**16. 2019SP-001-001**

**3RD AND JEFFERSON SP**

Council District 19 (Freddie O'Connell)

Staff Reviewer: Latisha Birkeland

A request to rezone from CS and IWD to SP-MU zoning on property located 1121 3rd Ave N, 300 and 304 Jefferson Street, at the northwest corner of the intersection of 3rd Ave N and Jefferson Street and within the Phillips-Jackson Street Redevelopment District (1.14 acres), to permit a mixed use development, requested by Southeast Venture, applicant; Frank B. Allen and Jefferson Street Lofts, L.P., owners.

**Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting.**

**The Metropolitan Planning Commission: deferred 2019SP-001-001 to the February 28, 2019, Planning Commission meeting. (5-0-1)**

**17. 2018S-160-001**  
**EARHART - HESSEY ROAD**

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

A request for concept plan approval to create 189 single family lots on properties located at 3375 Earhart Road, Earhart Road (unnumbered), and 4619 Hessey Road, at the northeast corner of the intersection of Earhart Road and Hessey Road, zoned RS10 (51.9 acres), requested by Dale and Associates, applicant; Chris Pardue and The Brandon Pardue Trust, owners.

**Staff Recommendation: Approve with conditions.**

**The Metropolitan Planning Commission: deferred 2018S-160-001 to the February 28, 2019, Planning Commission meeting. (6-0)**

**18. 2019S-022-001**  
**RESUBDIVISION OF LOTS 143 AND 144 OF WEST MEADE PARK INC. SECTION 4**

Council District 23 (Mina Johnson)  
Staff Reviewer: Gene Burse

A request for final plat approval to shift lot lines for properties located at 6614 Ellwood Court, approximately 630 feet northeast of Carnavon Parkway, zoned RS40 (1.94 acres), requested by JMC Surveying, applicant; Gretchen Napier, owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

Final plat approval to shift a lot line.

Final Plat

A request for final plat approval to shift a lot line for properties located at 6614 Ellwood Court, approximately 630 feet northeast of Carnavon Parkway, zoned RS40 (1.94 acres).

**Existing Zoning**

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at an overall density of 1.08 dwelling units per acre. *RS40 would permit a maximum of two single-family lots.*

**WEST NASHVILLE 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 site is located at 6614 Ellwood Court, approximately 630 feet northeast of Carnavon Parkway. The proposal is to shift a lot line. The proposed lots have the following area and frontage:

Proposed Lots:

- Lot 143: 40,705 square feet (0.93 acres) and 215 feet of frontage along Ellwood Court
- Lot 144: 41,401 square feet (0.95 acres) and 182 feet of frontage along Ellwood Court

**Analysis**

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Suburban Neighborhood Maintenance policy area. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:



Zoning Code

Each proposed lot meets the minimum standards of the Single-Family Residential (RS40) zoning district.

Street Frontage

Each proposed lot has frontage on a public street.

Community Character

Lot frontage analysis: the proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater.

In this instance, the lots created must have the following frontages:

<b>Lot 143 Frontage</b>		<b>Lot 144 Frontage</b>	
Proposed Frontage	215 ft.	Proposed Frontage	182 ft.
Minimum Frontage	190 ft.	Minimum Frontage	138 ft.
70% Average	142 ft.	70% Average	96 ft.

Both proposed lots meet the frontage requirement of the compatibility criteria.

Lot area analysis: the proposed lots must have a total area either equal to or greater than 70% of the average area of surrounding parcels or equal to or greater than the surrounding lot with the least amount of area, whichever is greater.

In this instance, the lots created must have the following areas:

<b>Lot 143 Area</b>		<b>Lot 144 Area</b>	
Proposed Size	40,705 sq.ft.	Proposed Size	41,401 sq.ft.
Minimum Size	39,639 sq.ft.	Minimum Size	41,401 sq.ft.
70% Average	29,119 sq.ft.	70% Average	60,374 sq.ft.

Lot 143 meets the area requirement. Lot 144 does not meet the area requirement; however, the proposed lot area does meet the minimum area requirement of the One and Two-Family (RS40) zoning district.

Lot orientation: Orientation of proposed lots shall be consistent with the surrounding parcels. Each lot is oriented to Ellwood Court, consistent with the lot pattern in the area.

Agency Review

All reviewing agencies have recommended approval.

**HARMONY OF DEVELOPMENT**

Lot 144 does not meet the compatibility criteria of the Subdivision Regulations pertaining to lot size when compared to surrounding parcels as defined in the Metro Subdivision Regulations. Section 3-5.2 of the Subdivision Regulations defines surrounding parcels as the five parcels oriented to the same block face on either side of the parcel proposed for subdivision or to the end of the same block face, whichever is less. The Metro Planning Commission may consider whether this proposal can provide for the harmonious development of the community by comparing this proposal with the development pattern of the area per Section 3-5.2.f of the Subdivision Regulations.

One lot, immediately north of Lot 144 within the cul-de-sac, was used as part of the compatibility analysis per the Subdivision Regulations. Lot 144 did not meet the minimum lot size requirement due to this lot being significantly larger than other lots along this portion of Ellwood. The development pattern along Ellwood transitions to significantly larger lots at the north portion of the street where the cul-de-sac is located. Smaller lots are located south of the cul-de-sac. Lot 144, when compared to the development pattern south of the cul-de-sac along Ellwood, is similar in lot area. This proposal does not include a significant change to the existing lot size. Existing entitlements will not increase with this proposal. Lot 144 will remain a single-family residential lot as originally platted. This plat adjusts the existing lot line and will permit the existing single-family residential structure to have a side yard setback consistent with the established development pattern along Ellwood south of the cul-de-sac.

The plat includes notes addressing building height, raised foundation, and location of parking in order to ensure development on these lots remains consistent with the character of the neighborhood. Staff finds that this proposal would provide for harmonious development within the immediate area along Ellwood Court.

**FIRE DEPARTMENT RECOMMENDATION**

**Approve with conditions**

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

**WATER SERVICES RECOMMENDATION**

**Approve**

**STORMWATER RECOMMENDATION**

**Approve**

**PUBLIC WORKS RECOMMENDATION**

**Approve**

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

**STAFF RECOMMENDATION**

Staff recommends approval.

**Approve. Consent Agenda. (6-0)**

**Resolution No. RS2019-26**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that 2019S-022-001 is **approved. (6-0)**

**19. 188-84P-001  
CENTURY SOUTH**

Council District 33 (Antoinette Lee)

Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan for a portion of the Century South Residential Planned Unit Development Overlay District for properties located at Cane Ridge Road and Old Franklin Road (unnumbered), approximately 350 southeast of Old Franklin Road (75.7 acres), zoned R20, to permit up to 550 multi-family residential units, requested by Dale and Associates, applicant, Freeman Florida Venture, LTD., owner.

**Staff Recommendation: Approve with conditions.**

**The Metropolitan Planning Commission: deferred 188-84P-001 to the February 28, 2019, Planning Commission meeting. (6-0)**

**20. 2002UD-001-011  
GREEN HILLS MALL**

Council District 25 (Russ Pulley)

Staff Reviewer: Eric Hammer

A request for a modification to the Green Hills Urban Design Overlay (UDO) sign standards to allow two blade signs of 28 square feet for the South elevation of the parking structure, where 20 square feet is the maximum permitted individual area for a blade sign; for a portion of the property located at 2126 Abbott Martin Road, zoned SCR (1.58 acres) requested by Barge Design Solutions, applicant; The Taubman Company, LLC., owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Modification to the UDO sign standards to allow two projecting signs of 28 square feet each along Abbott Martin Road, to be located on the south façade of the parking structure.**

Modification

A request for a modification to the Green Hills Urban Design Overlay (UDO) sign standards to allow a projecting sign of 28 square feet for the south elevation of the parking structure, on the Abbot Martin Road Frontage of the Green Hills Mall, where 20 square feet is the maximum permitted individual area for a projecting sign on the second story or higher; for property located at 2126 Abbott Martin Road, zoned Shopping Center Regional (SCR) (5.78 acres).

**Existing Zoning**

Shopping Center Regional (SCR) is the underlying base zoning and is intended for high-intensity retail, office, and consumer service uses for a regional market area.

Green Hills Urban Design Overlay (UDO) provides voluntary urban design standards for mixed use development within the Green Hills commercial area, with signage standards that are mandatory for all development within the UDO boundary.

### **GREEN HILLS - MIDTOWN COMMUNITY PLAN**

T5 Regional Center (T5 RG) is intended to enhance regional centers, encouraging their redevelopment as intense mixed use areas that serve multiple communities, as well as the County and the surrounding region, with supporting land uses that create opportunities to live, work, and play. T5 Regional Centers are pedestrian-friendly areas, generally located at the intersection of two arterial streets, and contain commercial, mixed use, residential, institutional land uses.

### **Proposed Signage on Abbot Martin Road Façade**

### **MODIFICATION REQUEST DETAILS**

The applicant is requesting a modification to the following sign standards of the Green Hills UDO:

#### **1) Maximum Display Surface Area of Individual Signs**

Building Sign-Projecting 2nd story and above: 20 square feet.

Two projecting signs are proposed, each with an area of 28 square feet. The proposed location is on the south façade of the parking structure with Abbott Martin Road frontage.

### **ANALYSIS**

The Green Hills Mall is updating signage facing Abbott Martin Road, within the Green Hills Urban Design overlay. Although the mall is updating signage for the entire mall, only the Abbott Martin Road façade of the Green Hills Mall is within the overlay. The Metropolitan Planning Commission previously granted modifications to allow a wall sign that exceeded the maximum size allowed by the UDO. Staff supported that request, as it resulted in a net reduction in signage, meeting the intent of the UDO to reduce visual clutter.

As part of the sign package, the applicant is proposing two new projecting signs of 28 square feet each on the second floor of the parking structure façade. Within the UDO, projecting signs attached to the 1<sup>st</sup> story of a building are limited to 10 square feet, whereas projecting signs attached to the 2<sup>nd</sup> story or above are limited to 20 square feet. The sign materials and placement comply with the UDO, but both signs exceed the maximum display area allowed within the overlay.

The intent of the Green Hills signage standards is to minimize visual clutter by limiting the amount and size of signage. The total signage proposed for this façade is well within the UDO's maximum aggregate sign area standard and is mostly wayfinding in nature. Often, wayfinding signage is classified as "exempt" signage, meaning that it is exempt from the standards typically applied to on-premises signs. However, due to the size and location of the signage, these signs do not qualify for that exemption.

Additionally, this property is unique in that some portions of the mall are within the overlay, while some are not. The modification would allow these two signs to match those proposed in the mall property outside of the UDO, maintaining consistency for the entire property. For these reasons, staff recommends approval of the request.

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve with Conditions**

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- If any signs are to be installed within the ROW then they require a Mandatory Referral for Encroachment.
- Signs are not permitted within the sight triangles as described in the Zoning Code.

### **STAFF RECOMMENDATION**

Staff recommends approval. The modification request is consistent with the Green Hills UDO's vision for moderated and tasteful signage and allows for a consistent overall signage plan with coherent wayfinding messaging.

### **Approve. Consent Agenda. (5-0-1)**

#### **Resolution No. RS2019-27**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2002UD-001-011 is **approved. (5-0-1)**

**21. 2005UD-006-040**

**3206 WEST END CIRCLE**

Council District 21 (Ed Kindall)

Staff Reviewer: Eric Hammer

A request to modify the 31st and Long Urban Design Overlay on property located at 3206 West End Circle, approximately 215 feet east of Acklen Park Drive, zoned RM40 (0.33 acres), to permit the reduction of the front yard build-to and allow a townhouse court configuration that exceeds the maximum height allowed, requested by rootARCH, applicant; Province Builders, LLC, owner.

**Staff Recommendation: Defer indefinitely.**

**The Metropolitan Planning Commission: deferred indefinitely 2005UD-006-040. (6-0)**

**22. 2019Z-014PR-001**

Council District 21 (Ed Kindall)

Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to R6-A zoning for property located at 2416 Albion Street, approximately 100 feet east of 25th Avenue North (0.30 acres), requested by Land Development Solutions, applicant; Mustard Seed Living, owner.

**Staff Recommendation: Approve.**

**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 2416 Albion Street, approximately 100 feet east of 25th Avenue North (0.30 acres).

**Existing Zoning**

Single-Family Residential (RS5) zoning requires a minimum 5,000 square foot lot and is intended for single-family dwellings at an overall density of 8.71 dwelling units per acre. *RS5 would permit a maximum of 1 single-family residential unit based on current configuration.*

**Proposed Zoning**

One and Two-Family Residential-Alternative (R6-A) is intended for one and two-family dwellings at a density of 7.26 dwelling units per acre 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 residential units based on current configuration, or a maximum of two duplex lots for a total of four residential units if a subdivision is proposed. Application of the Subdivision regulations may result in fewer units at this site. Determinations regarding duplex eligibility are made by the Codes Department.*

**NORTH 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.

**ANALYSIS**

The site consists of one parcel totaling 0.30 acres located at 2461 Albion Street, 100 feet east of 25th Avenue North. Existing conditions include a single-family house on the parcel. Site access is from Albion Street with an improved alley at the rear of the site. The site is located along an existing public transit route with the nearest bus stop located approximately 1,069 feet west of the site. Surrounding land uses consist primarily of single-family residential with some two-family residential and vacant land.

T4 Neighborhood Evolving policy in this location allows moderate density that will enhance the pedestrian realm and provide additional housing choices. The R6-A zoning district is at the lower end of the range of zonings supported by T4 NE policy and is consistent with the policy in this location as it provides design criteria such as raised foundations, alley only access and appropriate building placement in addition to diversity of housing.

**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)	0.3	8.71 D	2 U	29	7	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)	0.3	7.26 D	4 U	54	8	5

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+25	+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: 0 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 Park Avenue Elementary School, McKissack Middle School, and Pearl-Cohn 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 November 2018.

**STAFF RECOMMENDATION**

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

**Approve. Consent Agenda. (6-0)**

**Resolution No. RS2019-28**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-014PR-001 is **approved. (6-0)**"

**23. 2019Z-022PR-001**

Council District 21 (Ed Kindall)

Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for properties located at 729 and 731 26th Avenue North, at the southwest corner of 26th Avenue North and Booker Street (0.31 acres), requested by Catalyst Design Group, applicant; Cottage Partners, LLC, and E3 Construction Services, LLC, owners.

**Staff Recommendation: Approve.**

**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 properties located at 729 and 731 26th Avenue North, at the southwest corner of 26th Avenue North and Booker Street (0.31 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 2 single-family residential units, based on the current configuration. However, application of the Subdivision Regulations may result in fewer units at this site.*

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 two duplex lots for a total of four residential units, based on the current configuration, as determined by the Codes Department. However, application of the Subdivision Regulations may result in fewer units at this site.*

**NORTH 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.

**ANALYSIS**

The 0.31-acre site is vacant and contains two parcels at the southwest corner of 26<sup>th</sup> Avenue North and Booker Street. An existing alley runs parallel with the western property line, extending from Booker Street to Clifton Avenue (south), which is identified as a collector-avenue by the Major and Collector Street Plan. The alley provides rear access to properties along 26<sup>th</sup> Avenue North (east) and 27<sup>th</sup> Avenue North (west). The neighborhood is made up of predominantly one and two family residential uses, but also includes a moderate concentration of vacant properties.

The proposed zone change is consistent with the site’s Urban Neighborhood Evolving policy, as the requested R6-A zoning would add diversity in housing stock for the immediate neighborhood, while also requiring enhanced design and building placement standards. Bus service runs along Herman Street (north) and 28<sup>th</sup> Avenue North (west) and includes multiple MTA bus stops located less than 1,000 feet from the site, offering transportation service options beyond single occupancy vehicle trips.

The requested rezoning will allow development on the lower range of the T4 NE policy. The R6-A zoning district includes enhanced standards for the location of access, driveways, and parking to ensure that development addresses the pedestrian realm, and the surrounding street network allows for improved pedestrian, bicycle and vehicular connectivity.

**FIRE MARSHAL RECOMMENDATION**

**Approve with conditions**

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

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)	0.31	8.71 D	2 U	29	7	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* (220)	0.31	7.26 D	4 U	54	8	5

\*Based on two-family residential

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+25	+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: 0 Elementary 0 Middle 0 High

The proposed zoning is expected to generate no additional students beyond the existing zoning. Students would attend Park Avenue Enhanced Elementary School, McKissack Middle School, and Pearl Cohn High School. None of the schools has been identified as being over capacity. This information is based upon data from the school board last updated November 2018.

**STAFF RECOMMENDATION**

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

**Approve. Consent Agenda. (6-0)**

**Resolution No. RS2019-29**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-022PR-001 is **approved. (6-0)**

**24. 2019Z-023PR-001**

Council District 29 (Mendes)

Staff Reviewer: Latisha Birkeland

A request to rezone from CS to MUL and RM9 zoning for properties located at 2540 Murfreesboro Pike and Lakevilla Drive (unnumbered), located at the northeast corner of Murfreesboro Pike and Lakevilla Drive (3.06 acres), requested by Dewey Engineering, applicant; Scotland Springs, LLC, owner.

**Staff Recommendation: Defer to the March 14, 2019, Planning Commission meeting.**

**The Metropolitan Planning Commission: deferred 2019Z-023-001 to the March 14, 2019, Planning Commission meeting. (6-0)**

**H: OTHER BUSINESS**

25. Historic Zoning Commission Report

26. Board of Parks and Recreation Report

27. Executive Committee Report

28. Accept the Director's Report and Approve Administrative Items

**Resolution No. RS2019-30**

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

29. Legislative Update

## I: MPC CALENDAR OF UPCOMING EVENTS

**February 28, 2019**

MPC Meeting

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

**March 14, 2019**

MPC Meeting

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

**March 28, 2019**

MPC Meeting

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

## J: ADJOURNMENT

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary