



METROPOLITAN PLANNING COMMISSION

MINUTES AGENDA

April 11, 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

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
Jeff Haynes
Ron Gobbell
Lillian Blackshear
Roe Elam
Daveisha Moore
Councilmember Fabian Bedne

Commissioners Absent:

Brian Tibbs
Dr. Pearl Sims

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
Shawn Shepard, Planning Manager I
Greg Claxton, Planning Manager I
Anita McCaig, Planner III
Marty Sewell, Planner III
Latisha Birkeland, Planner II
Amelia Lewis, Planner II
Jason Swaggart, Planner II
Gene Burse, Planner II
Joren Dunnavant, Planner II
Abbie Rickoff, Planner II

Patrick Napier, Planner I
Susan Jones, Legal

Lucy Alden Kempf

Secretary and Executive Director, Metro Planning Commission
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Notice to Public

Please remember to turn off your cell phones.

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

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

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

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

Writing to the Commission

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

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

Speaking to the Commission

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

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

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

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

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

Legal Notice

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



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MEETING AGENDA

A: CALL TO ORDER

The meeting was called to order at 4:02 p.m.

B: ADOPTION OF AGENDA

Mr. Gobbell moved and Ms. Blackshear seconded the motion to adopt the agenda. (7-0)

C: APPROVAL OF MARCH 28, 2019 MINUTES

Ms. Moore moved and Mr. Gobbell seconded the motion to approve the March 28, 2019 minutes. (7-0)

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

- 1a. **2019CP-005-001**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
- 1b. **2019Z-004PR-001**
3. **2018SP-029-002**
405 40TH AVENUE NORTH SP (AMENDMENT)
4. **2018SP-057-001**
EATON CREEK COMMONS
5. **2019SP-006-001**
3RD AVENUE NORTH SP
6. **2019SP-020-001**
PETTUS ROAD SP
7. **2018S-210-001**
MOSSWOOD LOT 57 SUBDIVISION AMENDMENT
8. **2019S-032-001**
RESUBDIVISION OF PART OF LOT 10 ON THE PLAN OF APLINE TERRACE SUBDIVISION
11. **2019Z-044PR-001**
13. **2017SP-092-001**
THE VILLAGES AT HODGES HILL SP
14. **2018SP-013-001**
THE COTTAGES AT CITY HEIGHTS SP
Ms. Farr arrived at 4:04 p.m.

Ms. Farr moved and Mr. Gobbell seconded the motion to approve the Deferred and Withdrawn Items. (8-0)

F: CONSENT AGENDA ITEMS

- 2a. **2019CP-006-002**
BELLEVUE COMMUNITY PLAN AMENDMENT
- 2b. **2019SP-007-001**
SONYA DRIVE MIXED USE SP
- 9. **2019S-045-001**
COUCHVILLE PIKE
- 10. **2018Z-068PR-001**
- 12. **2009SP-021-004**
THE RUBY SP (AMENDMENT)
- 15. **2019SP-021-001**
TULIP TRACE SP
- 16. **2019S-057-001**
NORTHVIEW HOMES
- 17. **124-78P-001**
SUNRISE APARTMENTS PHASE II (CANCELLATION)
- 18. **2005UD-006-040**
3206 WEST END CIRCLE
- 19. **2019Z-045PR-001**
- 21. **2019Z-047PR-001**
- 22. **2019Z-049PR-001**

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

Ms. Farr moved and Mr. Haynes seconded the motion to approve the Consent Agenda. (8-0)

Ms. Blackshear recused herself from Items 2a and 2b.

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. **2019CP-005-001**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 05 (Scott Davis)
Staff Reviewer: Marty Sewell

A request to amend the East Nashville Community Plan by changing from T4 NE and T4 NM to T4 NC on various properties located along North 6th Street, zoned SP-R (1.75 acres), requested by Sean Roberge, applicant; various property owners (See associated case # 2019Z-004PR-001).

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019CP-005-001 to the April 25, 2019 Planning Commission meeting. (8-0)

1b. 2019Z-004PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from SP-R to MUN-A zoning on properties located at various addresses along North 6th Street, at the northeastern corner of Cleveland Street and North 6th Street (1.75 acres), requested by Cleveland Street Missionary Baptist Church, applicant. Cleveland Street Missionary Baptist Church, and Cleveland Park Development, LLC, owners.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019Z-004PR-001 to the April 25, 2019 Planning Commission meeting. (8-0)

**2a. 2019CP-006-002
BELLEVUE COMMUNITY PLAN AMENDMENT**

Council District 22 (Sheri Weiner)
Staff Reviewer: Anna Grider

A request to amend the Bellevue Community Plan by changing from T3 NM to T3 CM for a portion of property located at 7315 Sonya Drive, approximately 630 feet north of Belle Valley Drive, zoned R20(approx. 6 acres), requested by Barge Design Solutions, Inc., applicant; Norwood Manor, LLC and AM Investors No. 2, LLC, owners (see associated case # 2019SP-007-001).

Staff Recommendation: Approve.

APPLICANT REQUEST

Amend Bellevue Community Plan to change the policy.

Major Plan Amendment

A request to amend the Bellevue Community Plan by changing from T3 Suburban Neighborhood Maintenance (T3 NM) to T3 Suburban Mixed Use Corridor (T3 CM) on a portion of property located at 7315 Sonya Drive, approximately 630 feet north of Belle Valley Drive, zoned One and Two-Family Residential (R20), approximately 6 acres.

BELLEVUE COMMUNITY PLAN

Current Policy

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of existing 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 are served by moderate levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned transit.

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.

BACKGROUND

The community plan amendment was requested in conjunction with zone change application 2019SP-007-001, a request to change the zoning from Commercial Limited (CL), Commercial Service (CS), and One and Two-Family Residential (R20) to Specific Plan – Mixed Use (SP-MU) zoning to permit up to 94 multi-family residential units, a 170 bed hotel and 18,000 square feet of commercial or office, for property located at 616, 618, and 620 Old Hickory Boulevard and 7315 Sonya Drive. As part of the application process, the Executive Director determined the plan amendment is major with a required community meeting.

The plan amendment area is located just south of the I40 and Old Hickory Boulevard interchange in the eastern portion of Bellevue. T3 Suburban Neighborhood Maintenance (T3 NM) policy is currently applied to the plan amendment area and continues to the north and south. To the west is a large area of Conservation (CO) policy indicating steep slopes and problem soils. Commercial uses are not supported by the existing T3 NM policy.

As a result, the applicant proposed a policy change to extend the T3 Suburban Mixed Use Corridor (T3 CM) policy that exists along Old Hickory Boulevard and I40, which supports a mix of uses.

During the application process Planning Staff applied a study area boundary that encompassed all the parcels that are included in the rezoning request in order to study a wider area and evaluate the appropriateness of applying a mixed use policy to the entirety of all parcels. Through the community input process, staff reduced the boundary of the policy change to only the portion of the parcel within the SP rezoning request that includes a mix of uses. The community input is explained in greater detail in the Community Participation section of this report.

COMMUNITY PARTICIPATION

On February 4, 2019, the required Planning-led community meeting was held at the Bellevue Library, located at 720 Baugh Road, to discuss the applicant's plan amendment and zoning requests. Approximately 20 people attended, including Councilmember Sheri Weiner, the applicant and development team, and staff from the Planning Department. A number of those present had attended a previous community meeting held by the applicant.

Planning staff spoke and answered questions regarding the plan amendment request. Attendees generally expressed support for extending the T3 CM policy at this location, in order to expand the land area available for a mix of uses. However, they wished to limit the extent of the change to encompass only the portion of the property within the Specific Plan rezoning request that proposes a mix of uses. Planning Staff revised the boundary of the policy change area to reflect community input.

The applicant presented the plans for the Specific Plan rezoning. Issues discussed with regard to the rezoning centered on the proposed development intensity, types of uses, and the condition and capacity of Sonya Drive to handle traffic to the development. Other topics discussed included traffic and access from Old Hickory Boulevard, building materials, and surrounding development.

ANALYSIS

The plan amendment area is located directly north of a self-service storage facility, south of two existing multi-family developments and a church, and west of commercial uses on Old Hickory Boulevard including two gas stations, a strip mall, and fast food restaurant. To the east is a large area of steep slopes. A stream buffer runs just north of the plan amendment area.

The proposed amendment area is a suitable location for T3 CM policy for the following reasons:

NashvilleNext Growth and Preservation Concept Map

The Growth and Preservation Concept Map reflects Nashvillians' desires for growth in the future. It identifies "Tiered Centers" expected to accommodate a range of future growth, improved public spaces, transit, and sustainable economic activity, and it encourages infill development along transit and multimodal corridors. The Tier Two center located around Old Hickory Boulevard and I40 is adjacent to the plan amendment area which is identified as "Transition and Infill" on the Concept Map. "Transition and Infill" areas allow for strategic infill that supports transit lines and activity centers such as this Tier Two center and the High Capacity Transit corridor designated along Old Hickory Boulevard. These areas may have moderately dense residential and small-scale offices that are appropriate along and around prominent corridors and centers to provide a harmonious connection to surrounding neighborhoods. These areas provide transitions – in building types as well as scale and form – between higher uses in the center or major thoroughfares, such as Old Hickory Boulevard, and lower density residential neighborhoods. They provide a diversity of housing in proximity to transit and commercial services, increasing the likelihood that residents can walk or bike to meet some of their daily needs.

The application of T3 CM policy to allow a denser mix of housing and commercial development, encouraging infill development, is appropriate at this location, adjacent to a Tier Two Center and High Capacity Transit corridor.

Bellevue Community Plan

Community Plans provide history and context for Nashville's 14 Community Planning Areas, along with community-specific issues, strategies, and sketches of how different places in the community could change over time. The Bellevue Community Plan uses Community Character Policies that are tailored to the rural and suburban character of Bellevue. The Community Plan emphasizes enhancing centers and corridors to provide more services and options and strategically locating additional housing options, such as on a prominent corridor to support businesses and transit. The transition between these higher-intensity areas and the surrounding neighborhoods is anticipated to be addressed through well-designed land use transitions sensitive to adjacent residential areas.

Because T3 CM areas are intended to be mixed use corridors prioritizing higher-intensity mixed use at intersections and creating buildings that are compatible with the general character of suburban neighborhoods, applying this policy to the subject property offers the opportunity to promote the Bellevue Community Plan's goal of enhancing centers and corridors with sensitivity to adjacent residential areas. Applying T3 CM policy, with its focus on enhancing suburban mixed use corridors, is appropriate at this location and works toward an appropriate transition from the corridor to the neighborhood.

Community Character Policy

The Bellevue Community Character Policy Plan builds upon the Growth & Preservation Concept Map. Detailed Community Character Maps link the broad, county-wide Growth Concept Map to character policies that guide zoning and development decisions. The “Transition and Infill” areas – and the housing choice and transition they are trying to achieve – are explained in greater detail through Community Character Policies. The Community Character Policy of T3 CM is intended to enhance suburban mixed use corridors with a diverse mix of higher density residential and mixed use development along the corridor.

- **Applicability**

T3 CM policy is typically applied to prominent suburban arterial-boulevard and collector-avenue corridors with adequate transportation capacity. This policy is applied where there is an expressed interest in evolving to a balanced mixture of residential and commercial land uses along the corridor. The T3 CM policy application in this area applies to both the Old Hickory Boulevard corridor and the I40 corridor. The result is a deep application of this policy to the northeast and southwest of the plan amendment area (see exhibit below). This request will extend the T3 CM policy to a similar depth that matches the existing condition in the surrounding area. Suburban commercial corridor development is often comprised of larger lots with surface parking that require additional lot depth for viable development. As this center and corridor continues to grow additional depth is required to be added to the lots that were originally platted for residential development on Old Hickory Boulevard.

- **Transitioning**

T3 CM policy contains guidance for transitioning in intensity and use with buildings at the edges to form transitions in scale and massing where they adjoin lower-intensity policy areas. The plan amendment area is adjacent to T3 NM policy, a lower-intensity residential policy. The guidance in the T3 CM policy encourages the appropriate transition in density and intensity between these two policy areas and contains guidance on how to design transitions and infill development.

- **Streets and Connectivity**

T3 CM areas have moderate to high levels of connectivity and complete street networks with sidewalks, and existing or planned transit. The plan amendment area is located on Sonya Drive, adjacent to the interchange with I40 and Old Hickory Boulevard. Old Hickory Boulevard is classified as a five-lane Scenic Arterial Boulevard in the Major and Collector Street Plan (MCSP). Sonya Drive is a two-lane local street that carries primarily residential traffic for the multifamily developments and is a dead end street. There is existing bus service with stops located on Old Hickory Boulevard. Allowing a mix of uses, supported by T3 CM policy, in locations with convenient access to a multimodal networks adjacent to a primary corridor and an interstate interchange with bus service is appropriate.

ANALYSIS SUMMARY

Amending the Community Character Policy from T3 NM to T3 CM is appropriate for the following reasons:

- To encourage strategic infill development to support the Tier Two Center and high capacity transit corridor.
- To promote the Bellevue Community Plan’s goal of enhancing centers and corridors with sensitivity to adjacent residential areas.
- To extend the T3 CM policy to a similar depth matching the existing condition in the surrounding area.
- To allow a mix of uses in a location with convenient access to multimodal networks adjacent to an arterial boulevard and interstate interchange.

STAFF RECOMMENDATION

Staff recommends approval of T3 Suburban Mixed Use Corridor (T3 CM) policy for the policy change area only.

Approve. Consent Agenda. (7-0-1)

Resolution No. RS2019-086

“BE IT RESOLVED by The Metropolitan Planning Commission that 2019CP-006-002 is **approved. (7-0-1)**”

2b. 2019SP-007-001
SONYA DRIVE MIXED USE SP

Council District 22 (Sheri Weiner)
Staff Reviewer: Gene Burse

A request to rezone from CL, CS and R20 to SP-MU zoning for properties located at 616, 618, and 620 Old Hickory Boulevard and 7315 Sonya Drive, approximately 400 feet north of Tolbert Road (29.6 acres), to permit 94 multi-family residential units, 18,000 square feet of non-residential uses and a 170 bed hotel, requested by Barge Design Solutions, applicant; Southfield Properties and AM Investors No. 2, LLC. and Norwood Manor LLC., owners (see associated case # 2019CP-006-002).

Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. If the associated plan amendment is not approved, staff recommends disapproval.

APPLICANT REQUEST

Rezone to SP to permit a mixed use development.

Preliminary SP

A request to rezone from Commercial Limited (CL), Commercial Service (CS) and One and Two-Family Residential (R20) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 616, 618, and 620 Old Hickory Boulevard and 7315 Sonya Drive, approximately 400 feet north of Tolbert Road (29.6 acres), to permit 94 multi-family residential units, a 170-bed hotel and 18,000 square feet of non-residential uses.

Existing Zoning

One and Two-Family Residential (R20) zoning requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.17 dwelling units per acre including 25 percent duplex lots. *R20 would permit a maximum of 47 lots and 11 duplex lots for a total of 58 residential units. Application of the Subdivision Regulations may result in fewer lots.*

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

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

Proposed Zoning

Specific Plan- Mixed Use (SP-MU) 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 residential uses in addition to office and/or commercial uses.

BELLEVUE COMMUNITY PLAN

Existing Policy

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.

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.

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.

Proposed Policy (Note: A portion of the site is proposed to change from T3 NM to T3 CM. See associated Case 2019CP-006-002 for details. The remainder of the T3 NM policy and all of the Conservation policy is proposed to remain.)

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.

PLAN DETAILS

The 29.6 acre site is located near the intersection of Old Hickory Boulevard and Sonya Drive in the Bellevue Community Plan Area. This is a request for up to 94 multi-family residential units, a 170-bed hotel, and up to 18,000 square-feet of non-residential uses. The plan consists of three phases. Phase 1 includes a maximum of 94 attached townhomes. Phase 2 is the 170-bed hotel use. Phase 3 consists of up to 18,000 square feet of non-residential uses. Proposed attached townhomes are located in the northeastern portion of the site, north of an existing stream buffer area. Units orient to open space and private drives. Each townhome has a maximum height of three stories. The proposed hotel use is located in the central portion of the site, south of an existing stream buffer area. The remaining non-residential uses are located along the western site boundary, north and south of an existing stream buffer area. Site access is from a private drive that will also serve as an access easement that will connect to Sonya Drive and Old Hickory Boulevard. The private drive provides a sidewalk from Sonya Drive to Old Hickory Boulevard. This plan provides stormwater mitigation consistent with local regulations. The plan provides sidewalk improvements along the site frontage of Old Hickory Boulevard.

ANALYSIS

Uses near the site consist of single-family residential to the east, multi-family residential to the north along Sonya Drive and commercial uses to the west along Old Hickory Boulevard. Nearby zoning districts include One and Two-Family Residential (R10 and R40), Commercial Limited (CL), Commercial Service (CS) and Multi-Family Residential (RM9). Existing site conditions consist of a single-family residential house, commercial uses and vacant land. The Conservation (CO) policy applicable to this site identifies an area of steep slopes located along the north and east site boundaries and a stream in the central portion of the site. The proposal orients development away from these environmentally sensitive areas.

The plan proposes a mixture of uses within an existing suburban development pattern. This plan provides multi-family residential housing in the form of townhomes that help to retain the character of the neighborhood along Sonya Drive. Private walkways within the residential portion of the site will connect site users to existing transit service along Old Hickory Boulevard. Proposed non-residential uses will provide sites users in the residential portion of the site with access to nearby services. The non-residential uses are located near an existing transit stop and walkways that will provide pedestrian connectivity to new sidewalks along Old Hickory Boulevard, a prominent arterial-boulevard per the Major and Collector Street Plan.

This proposal is consistent with the T3 Suburban Neighborhood Maintenance and T3 Suburban Mixed Use Corridor policy areas at this location as it provides for development that maintains the existing character of the neighborhood in the northern portion of the site, a mixture of uses near a prominent corridor and access to existing transit through pedestrian connectivity for site users. This proposal provides for an appropriate transition between less intense uses in the form of residential development located along Sonya Drive and more intense non-residential uses located along Old Hickory Boulevard. This is accomplished through the proposed 94 attached townhomes being located closer to Sonya Drive and the proposed non-residential uses being located closer to Old Hickory Boulevard.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

WATER SERVICES

N/A

- Harpeth Valley Utility District.

HARPETH VALLEY UTILITY DISTRICT

Approve

STORMWATER

Approve

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.
- Comply with conditions of MPW traffic engineer. Additional comments possible after submission of requested sight analysis(Sonya Drive Access) and/or revised TIS.

- Final design and layout of the sidewalk infrastructure with this project is to be coordinate with MPW and MPC prior to submission of the Final SP.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

In accordance with findings of TIS dated March 2019, developer shall construct the following roadway improvements.

- The ring road between Sonya Drive and Old Hickory Blvd. shall be constructed with the development of 94th townhome or a revised TIS will be required to determine when ring road shall be constructed with each phase of SP development.
- Developer shall conduct signal warrant analysis at access 1 and OHB after completion of the ring road and with completion of each phase of SP development or with 50% ,75% and 100% of trips of the mixed use SP project construction.
- Install one right-turn lane with a minimum of 50 feet of storage on the northbound approach of Old Hickory Boulevard at Site Access 1.
- Restripe two-way left-turn lane to include one left-turn lane with a minimum of 125 feet of storage on the southbound approach of Old Hickory Boulevard at Site Access 1 opposite previous Sam’s retail access.
- Install one left-turn lane with approximately 100 feet of storage on the westbound approach of Site Access 1 at Old Hickory Boulevard and install pavement markings accordingly.
- Install one exiting lane at Site Access 2, but allocate space to install a right-turn lane with 50 feet of storage if future volumes require one.
- Install pedestrian crosswalk across Site Access 1 on the east leg of the proposed intersection of Old Hickory Boulevard and Site Access 1/Retail Access.
- Remove existing right-turn “ONLY” pavement marking and install shared through/right turn pavement marking on the eastbound approach of Retail Access at Old Hickory Boulevard.
- Design all internal streets and intersections according to standards found in A Policy on Geometric Design of Highways and Streets, AASHTO, 2011. Construct public roads if required by MPW.
- Ensure site accesses have adequate sight distance for exiting vehicles according to standards found in A Policy on Geometric Design of Highways and Streets, AASHTO, 2011.
- Site Access 1 requires a minimum of 445 feet to the north and 385 feet to the south. Site Access 2 requires a minimum of 335 feet to the east and 295 feet to the west.
- Ensure apartment complex has proper accessibility, including post office box and a denial lane for the apartment gate, if a gate is proposed with the final site development plan.
- Ensure sufficient parking spaces available per Metro Nashville Code of Ordinances.
- Install sidewalk along the project frontage on Old Hickory Boulevard.
- Include loading area on site for taxis and other guests at proposed hotel.
- Ensure adequate connectivity included for pedestrians among land uses.
- If a signal is Installed by developer, it is recommended that pedestrian facilities be installed at that intersection and that it be coordinated with the signal at Sonya Drive.. Developer shall submit signal plans to MPW traffic engineer for approval. A signal coordination study on OHB may be required.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	3.0	0.6 F	78,408 S.F.	5096	157	454

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
Shopping Center (820)	0.8	0.6 F	20,908 S.F.	2075	155	171

Maximum Uses in Existing Zoning District: **R20**

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)	21.93	2.17 D	58 U	398	29	37

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

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)	29.6		94 U	670	45	56

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel (310)			170 Beds	1493	80	102

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)			18,000 S.F.	1143	58	124

Traffic changes between maximum: **CL, CS, R20 and SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		-4263	-158	-380

METRO SCHOOL BOARD REPORT

Projected student generation existing R20 district: 4 Elementary 3 Middle 3 High

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

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

Projected student generation proposed SP-MU district: 6 Elementary 5 Middle 4 High

The proposed SP-MU zoning is expected to generate five more students than the existing R20 zoning district. Students would attend Gower Elementary School, H.G. Hill Middle School, and Hillwood High School. There is no capacity for middle school students within the cluster. However, there is capacity within the cluster for elementary school students and high school students. H.G. Hill Middle School has been identified as not having additional capacity. Bellevue Middle School, the only other middle school within the same cluster, has been identified as over capacity. The fiscal liability for five middle school students is \$185,000. This data is for informational purposes only and is not a condition of approval. 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 if the associated plan amendment is approved. If the associated plan amendment is not approved then staff recommends disapproval.

CONDITIONS

- Permitted uses shall be limited as follows:
 - Phase 1 - maximum of 94 multi-family residential units
 - Phase 2 - a 170 bed hotel
 - Phase 3 – up to 18,000 square feet of non-residential uses as indicated on the plan.
- Sidewalks with a minimum width of 6 feet and a planting strip with a minimum width of 6 feet shall be installed along site frontage along Old Hickory Boulevard as indicated on the plan.
- Comply with all conditions and recommendations of Metro agencies.
- 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 MUL zoning district for non-residential uses in Phase 2 and Phase 3 and the RM15 zoning district for residential uses in Phase 1 as of the date of the applicable request or application.

5. The final site plan shall label all internal driveways as "Private Driveways/Public Access Easement". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
6. 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.
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.

Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. If the associated plan amendment is not approved, staff recommends disapproval.

Consent Agenda. (7-0-1)

Resolution No. RS2019-087

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019SP-007-001 is **approved with conditions and disapprove without all conditions if the associated plan amendment is approved. If the associated plan amendment is not approved, staff recommends disapproval. (7-0-1)**

CONDITIONS

1. Permitted uses shall be limited as follows:
 - Phase 1 - maximum of 94 multi-family residential units
 - Phase 2 - a 170 bed hotel
 - Phase 3 – up to 18,000 square feet of non-residential uses as indicated on the plan.
2. Sidewalks with a minimum width of 6 feet and a planting strip with a minimum width of 6 feet shall be installed along site frontage along Old Hickory Boulevard as indicated on the plan.
3. Comply with all conditions and recommendations of Metro agencies.
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 MUL zoning district for non-residential uses in Phase 2 and Phase 3 and the RM15 zoning district for residential uses in Phase 1 as of the date of the applicable request or application.
5. The final site plan shall label all internal driveways as "Private Driveways/Public Access Easement". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
6. 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.
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.

3. 2018SP-029-002

405 40TH AVENUE NORTH SP (AMENDMENT)

Council District 24 (Kathleen Murphy)

Staff Reviewer: Gene Burse

A request to amend a Specific Plan Zoning District on property located at 405 40th Avenue North, approximately 190 feet north of Charlotte Avenue (1.92 acres), to permit a mixed use development, requested by Dewey Engineering, applicant; 405 Charlotte Development Partners, owner.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2018SP-029-002 to the April 25, 2019 Planning Commission meeting. (8-0)

- 4. 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 April 25, 2019 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2018SP-057-001 to the April 25, 2019 Planning Commission meeting. (8-0)

- 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 April 25, 2019 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019SP-006-001 to the April 25, 2019 Planning Commission meeting. (8-0)

- 6. 2019SP-020-001**
PETTUS ROAD SP
Council District 31 (Fabian Bedne)
Staff Reviewer: Patrick Napier

A request to rezone from AR2a to SP-R zoning for property located at Pettus Road (unnumbered), at the northeastern corner of Old Hickory Boulevard and Pettus Road, (38.49 acres), to permit 143 multi-family residential units, requested by Tifinie Capehart Consulting, applicant; Province Builders, LLC., owners.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019SP-020-001 to the April 25, 2019 Planning Commission meeting. (8-0)

- 7. 2018S-210-001**
MOSSWOOD LOT 57 SUBDIVISION 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 Indefinitely.

The Metropolitan Planning Commission deferred 2018S-210-001 indefinitely. (8-0)

**8. 2019S-032-001
RESUBDIVISION OF PART OF LOT 10 ON THE PLAN OF
ALPINE TERRACE SUBDIVISION**

Council District 02 (DeCosta Hastings)
Staff Reviewer: Patrick Napier

A request for final plat approval to create three lots on property located at 2420 Stivers Street, at the eastern terminus of Stivers Street, zoned R10 (0.87 acres), requested by Clint Elliott Surveying, applicant; C & H Properties, LLC., owner.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019S-032-001 to the April 25, 2019 Planning Commission meeting. (8-0)

**9. 2019S-045-001
COUCHVILLE PIKE**

Council District 29 (Delishia Porterfield)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 41 lots and open space on property located at 2562 Couchville Pike, approximately 300 feet west of Airpark Center East, zoned R15 and R20 (16.86 acres), requested by Dale and Associates, applicant; Bluetown Development, LLC., owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Concept plan approval to create 41 residential lots.

Concept Plan

A request for concept plan approval to create 41 residential lots on property located at 2546 and 2550 Couchville Pike, approximately 300 feet west of Airpark Center East, zoned One and Two-Family Residential (R15) and (R20) (16.86 acres).

Existing Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. Approximately 15.68 acres is zoned R15. *R15 would permit a maximum of 45 lots with 11 duplex lots for a total of 56 residential units.*

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. Approximately 1.18 acres is zoned R20. *R20 would permit a maximum of two duplex lots for a total of four residential units.*

Community Character Manual Policy

The site is within the District Employment Center (D EC) and the Conservation (CO) policies. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For D EC and CO, the conventional regulations found in Chapter 3 are utilized.

PLAN DETAILS

This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application. The site is approximately 17 acres in size, and is located on the north side of Couchville Pike east of Bell Road near the intersection of Couchville Pike and Airpark Center East. Adjacent zoning districts include IWD, CL, R15 and R20

The property is split zoned with approximately one acre in the R20 zoning district located along Couchville Pike and approximately 15 acres in the R15 zoning district. There is a home currently located on the site

close to Couchville Pike, but the majority of the site is vacant. The site is hilly and consists of mostly open field, but there are pockets of tree canopy primarily located at the north end of the site.

Site Plan

The plan proposes 41 residential cluster lots with 32 single-family lots and nine two-family lots for a total of 50 residential units. As proposed, the density is approximately 2.9 dwelling units per acre.

All lots are located in the R15 zoning district. Lots range in size from 8,040 square feet to 16,232 square feet. All duplex lots meet the minimum lot size for the base zoning district (15,000 square feet). The nine two-family lots are located on the larger lots. Five lots along the eastern site boundary are designated as critical due to slopes.

Primary access is proposed from Couchville Pike, and includes a secondary emergency access point from Couchville Pike. The plan provides for three future street connections to adjacent undeveloped properties to the north, east and west. All new streets are local and provide a four foot wide planting strip and five foot wide sidewalk. The plan calls for a six foot wide planting strip and eight foot wide sidewalk along Couchville Pike. The plan also calls for right-of-way dedication along Couchville Pike.

Approximately 3.6 acres (21%) is designated as open space. Approximately 1.85 acres is identified for active open space. Recreation facilities within the 1.85 acres include a gazebo and playground. The remainder of the open space area is reserved for stormwater facilities and buffer yards. Buffer yards are located behind all lots that are less than 15,000 square feet in size.

ANALYSIS

The cluster lot option in the Zoning Code allows for flexibility of design, the creation of open space and the preservation of natural features in Single-Family (RS) and One and Two-Family (R) zoning districts. To permit creative design necessary to meet the premise of the cluster lot option, residential lots are allowed to contain less land area than what is normally required by the base zoning district when certain standards are met. The minimum lot area within a cluster lot subdivision may be reduced down to a minimum of two smaller base zone districts. The cluster lot option does not allow more density than what would be allowed under the existing R15 and R20 zoning districts. The proposed plan reduces the minimum lot area by two zone districts to 8,000 square feet (R8).

In cluster lot subdivisions, a minimum of 15 percent of the development must be open space. Of the approximately 17 acres, 3.6 acres will remain as open space, or 21% of the total area. Recreational facilities are required within a portion of the open space, and this proposal includes a gazebo and playground. As proposed, the plan meets all requirements of the Subdivision Regulations and the Zoning Code for the cluster lot option. In addition to meeting all requirements of the Subdivision Regulations and the Zoning Code for the cluster lot option, the plan provides for future street connectivity and is consistent with the Major and Collector Street Plan (MCSP).

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

- Project access shall include one entering lane and two exiting lanes, striped as separate left and right turn lanes for exiting motorists. Each of these turn lanes should include at least 50 feet of storage.
- Adequate right-of-way shall be reserved in order to allow a dedicated turn lane should it be needed in the future as well as facilitate the ultimate cross-section identified by the Metro Planning and Public Works Departments.
- Provide adequate sight distance at access. Minimum stopping sight distance is 305 feet and minimum intersection sight distance is 445 feet.
- Currently, Couchville Pike includes approximately 20-21 feet of pavement and no shoulders. Developer shall widen Couchville Pike along frontage as required by MPW roads section.
- It is important to note that the Tennessee Department of Transportation (TDOT) plans to construct a new north-south roadway known as "SR-255 Harding Place Extension west of the proposed project site. This new roadway would include an interchange at Couchville Pike and a reconstruction of the northernmost portion of Reynolds Road so that it will intersect Couchville Pike opposite the western boundary of the proposed project site.
- Because the project site includes limited frontage on Couchville Pike, there are few optimal locations to construct the project access. To date, the realignment of Reynolds Road has not been designed, and so the proposed project access should be constructed in the optimal location relative to topography, sight distance, and stormwater management.
- Secondary emergency access drive shall be gated and constructed with curb.
- Identify Harding place extension ROW on site plan.

WATER SERVICES

Approve with conditions

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

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Homes on lots designated as critical shall meet the hillside development standards specified in Section 17.28.030 of the Zoning Code.
2. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.
3. Comply with all conditions and requirements of Metro agencies.

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

Roy Dale, 516 Heather Place, spoke in favor of the application. This will provide low density, affordable housing in an area that has connectivity on all four sides. This does meet the subdivision regulations.

The applicant spoke in favor of the application.

Clay Faircloth, 2578 Pulley Rd, spoke in opposition to the application due to traffic and safety concerns.

Wes Stephens, 2505 Pulley Rd, spoke in opposition to the application due to traffic and safety concerns.

Mr. Dale reminded the commission that this does meet all subdivision regulations.

Councilmember Porterfield explained some of the concerns of her constituents.

Chairman Adkins closed the Public Hearing.

Mr. Haynes spoke in favor of staff recommendation.

Mr. Gobbell spoke in favor of staff recommendation.

Ms. Moore spoke in favor of staff recommendation.

Councilmember Bedne spoke in favor of staff recommendation.

Mr. Elam spoke in favor of staff recommendation.

Ms. Blackshear spoke in favor of staff recommendation.

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

Resolution No. RS2019-088

“BE IT RESOLVED by The Metropolitan Planning Commission that 2019S-045-001 is **approved with conditions. (8-0)**

CONDITIONS

1. Homes on lots designated as critical shall meet the hillside development standards specified in Section 17.28.030 of the Zoning Code.
2. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.
3. Comply with all conditions and requirements of Metro agencies.

10. 2018Z-068PR-001

Council District 21 (Ed Kindall)

Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to RM15-A zoning on property located at 706 26th Avenue North, approximately 175 feet north of Clifton Avenue (0.22 acres), requested by Catalyst Design Group, applicant; Joseph Bowman and Jere Pewitt, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS5 to RM15-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential – Alternative (RM15-A) zoning on property located at 706 26th Avenue North, approximately 175 feet north of Clifton Avenue (0.22 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 one unit.*

Proposed Zoning

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

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.

BACKGROUND

This rezoning request was considered by the Planning Commission at its December 13, 2018, meeting. The public hearing was held. The Planning Commission voted to defer the item to allow time for the applicant to hold a community meeting and to reopen the public hearing.

The previously requested zoning for this case was RM20-A. Staff recommended disapproval as submitted as the intensity allowed within the RM20-A zone district would not meet the goals of the T4 Urban Neighborhood Evolving policy in this location. The applicant has amended the requested zoning to the RM15-A zone district.

ANALYSIS

The 0.22-acre site is located on the east side of 26th Avenue North, approximately 160 feet north of Clifton Avenue. Alley #940 runs east-west along the southern property line, separating the site from properties oriented to Clifton Avenue to the south. Alley #932 runs north-south along the eastern property line at the rear of the site. Both alleys have substandard right-of-way, and neither is currently constructed to a Metro Public Works standard. The site contains an existing single-family residential use, and is located at the southern edge of a residential neighborhood with a consistent pattern of lots and blocks. The residential neighborhood contains a large number of vacant parcels. The developed parcels primarily contain single-family residential uses with scattered two-family and multi-family residential.

Properties immediately south of the site are oriented to Clifton Avenue, which is identified as a collector on the Major and Collector Street Plan (MCSP). Properties along Clifton are primarily zoned Industrial Restrictive (IR) and Mixed Use Limited – Alternative (MUL-A) and contain a mix of vacant parcels, single and multi-family residential, commercial, institutional and parking uses. The Planning Commission has recently considered several requests to rezone property from IR to MUL-A along Clifton Avenue between Lena Street and 26th Avenue North.

The site is located at the southern edge of an area of T4 NE policy which is intended to support the creation and enhancement of urban residential neighborhoods that contain a diversity of housing types and are well connected, with a complete, urban street network. The policy supports a range of residential development, including single-

family, two-family, and multi-family residential, depending on location and context. The site is adjacent to an area of T4 Urban Mixed Use Corridor (T4 CM) policy, applied to properties along Clifton Avenue, which supports higher intensity mixed use development.

The site's proximity to the Clifton Avenue corridor and more intense T4 CM policy makes it an appropriate location for additional intensity to provide a transition to the neighborhood to the north. Multi-Family Residential – Alternative (RM15-A) falls toward the middle of the range of intensity supported by the T4 NE policy, and would provide opportunities to increase diversity of housing at a level of intensity appropriate given the limited parcel frontage and constrained site configuration.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **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)	0.22	8.71 D	1 U	16	6	2

Maximum Uses in Proposed Zoning District: **RM15-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.22		3 U	22	2	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 2 U	+6	-4	0

METRO SCHOOL BOARD REPORT

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

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

The proposed RM15-A zoning district will not generate any additional students beyond what would be generated under the existing RS5 zoning. Students would attend Park Avenue Enhanced Option Elementary School, McKissack Middle School, and Pearl-Cohn High School. All three 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.

Approve. Consent Agenda. (8-0)

Resolution No. RS2019-089

"BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-068PR-001 is **approved. (8-0)**

11. 2019Z-044PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to MUG-A zoning for property located at 1315 Lischey Avenue, approximately 375 feet southeast of Marie Street (0.37 acres), requested by Michael P. Williamson applicant and owner.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019Z-044PR-001 to the April 25, 2019 Planning Commission meeting. (8-0)

12. 2009SP-021-004

THE RUBY SP (AMENDMENT)

Council District 18 (Burkley Allen)
Staff Reviewer: Joren Dunnivant

A request to amend a Specific Plan on property located at 2411 Blakemore Avenue, approximately 280 feet west of 24th Avenue South, zoned SP-C (0.2 acres), to add general office to the permitted uses, requested by Dragon Park, LLC., applicant and owner.

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

APPLICANT REQUEST

Amend an SP.

SP Amendment

A request to amend an existing Specific Plan for property located at 2411 Blakemore Avenue, approximately 280 feet west of 24th Avenue South, zoned Specific Plan-Commercial (SP-C) (0.2 acres), to add general office to the permitted uses.

Existing Zoning

Specific Plan-Commercial (SP-C) 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 commercial uses.

GREEN HILLS - MIDTOWN COMMUNITY PLAN

Open Space (OS) is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. The OS Policy is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

PLAN DETAILS

The existing SP for this property, approved by Metro Council on November 17, 2009, permits an existing religious institution to be used as an events hall or multi-family residential. The SP was later amended in 2013 to construct a roof over an outdoor terrace and to modify conditions in the original SP approval pertaining to outdoor music, hours of operation, the allowance of outdoor events, and notice requirements to Metro Nashville Public Schools and Metro Parks and Recreation regarding event dates. This amendment is proposed to add general office as an allowable use. No changes are otherwise proposed for the SP.

ANALYSIS

This property is located along Blakemore Avenue, approximately 280 feet west of 24th Avenue South. The site is surrounded by ORI zoning to the north and RM40 zoning on all other sides. The surrounding land use is Metro Government park space to the south and east, a parking garage to the north, and community use to the west. The Open Space policy specifies that in the rare occasion that buildings are permitted, the design and placement of these building is to be in keeping with the overall design and function of the OS area they are located within. The few buildings that do exist within this policy should avoid competing with or diminishing the surrounding natural environment.

The proposed SP amendment to add office use as a permitted use within an existing building is consistent with the policy given that the site is located along an arterial-boulevard, it is a small site relative to the surrounding park and community space, and the current building design is consistent with the surrounding buildings in material, style, and form.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICE RECOMMENATION

Approved

PUBLIC WORKS RECOMMENDATION

Approved

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Provide parking per metro code.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.2	40 D	8 U	59	4	5

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.1		4 U	30	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.1		4,356 S.F.	51	31	6

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+22	+29	+4

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to all uses permitted by BL2013-492 and general office.
2. All conditions of BL2013-492 remain applicable.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM40 zoning district as of the date of the applicable request or application.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. 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.

6. 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.
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 disapproved without all conditions. Consent Agenda. (8-0)

Resolution No. RS2019-090

"BE IT RESOLVED by The Metropolitan Planning Commission that 2009SP-021-004 is **approved with conditions and disapproved without all conditions. (8-0)**

CONDITIONS

1. Permitted land uses shall be limited to all uses permitted by BL2013-492 and general office.
2. All conditions of BL2013-492 remain applicable.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM40 zoning district as of the date of the applicable request or application.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. 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.
6. 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.
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.

- 13. 2017SP-092-001**
THE VILLAGES AT HODGES HILL SP
 Council District 03 (Brenda Haywood)
 Staff Reviewer: Abbie Rickoff

A request to rezone from RS20 to SP-MR zoning on a portion of property located at 4000 Brick Church Pike, at the corner of Brick Church Pike and Hillenglade Drive, (14.8 acres), to permit up to 71 residential units, comprised of 55 single-family lots and 16 multi-family units, requested by Dale and Associates, applicant; Jeffery Bullock, owner.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-092-001 to the April 25, 2019 Planning Commission meeting. (8-0)

- 14. 2018SP-013-001**
THE COTTAGES AT CITY HEIGHTS SP
 Council District 21 (Ed Kindall)
 Staff Reviewer: Patrick Napier

A request to rezone from RS5 to SP-R zoning on property located at 724, 726, 728 and 730 27th Avenue North, at the southeast corner of the intersection of 27th Avenue North and Booker Street (0.84 acres) to permit a maximum of 16 multi-family residential units, requested by Catalyst Design Group, applicant; E3 Construction Services, owner.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2018SP-013-001 to the April 25, 2019 Planning Commission meeting. (8-0)

15. 2019SP-021-001

TULIP TRACE SP

Council District 12 (Steve Glover)

Staff Reviewer: Gene Burse

A request to rezone from RS7.5 to SP-R zoning for properties located at 3 and 1160 Tulip Grove Road, approximately 375 feet north of Rockwood Drive (3.81 acres), to permit 44 multi-family residential units and open space, requested by Catalyst Design Group, applicant; Jo Ann Davis and Wang-Fu Win, owners.

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

APPLICANT REQUEST

Rezone to SP to permit up to 44 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 3 and 1160 Tulip Grove Road, approximately 375 feet north of Rockwood Drive (3.81 acres), to permit 44 multi-family residential units and open space.

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 18 single-family lots for a total of 18 single-family residential units. Application of the Subdivision Regulations may result in fewer lots.*

Proposed Zoning

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

DONELSON-HERMITAGE-OLD HICKORY 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

The 3.81 acre site is located 375 feet north of the intersection of Rockwood Drive and Tulip Grove Road in the Donelson-Hermitage-Old Hickory Community Plan Area. This is a request for up to 44 multi-family residential units in the form of attached townhomes and detached townhomes. The plan includes associated surface parking and centralized open space in the form of a courtyard. Proposed attached townhomes are located near the north site boundary. Detached townhomes are located along Tulip Grove Road and in the interior of the site. All units are oriented to public streets or open space. Sidewalk improvements include a sidewalk with a minimum width of six feet and a planting strip with a minimum width of eight feet on Tulip Grove Road. Internal sidewalks connecting to the public sidewalks along Tulip Grove Road are also provided.

ANALYSIS

Uses near the site consist of single-family residential to the west, two-family residential to the south, multi-family residential to the north and vacant land to the east. Nearby zoning districts include Single-Family Residential (RS7.5), One and Two-Family Residential (R8) and Specific Plan-Residential (SP-R). Existing site conditions consist of vacant land. This plan proposes multi-family residential housing in the form of attached and detached townhomes that help to provide diversity of housing within the neighborhood. Private walkways from each unit will connect site users to new sidewalks along Tulip Grove Road, a prominent arterial-boulevard per the Major and Collector Street Plan, which will enhance pedestrian connectivity within the immediate area. Attached units are located in the north portion of the site which is reflective of existing multi-family residential development to the north. Units that orient to Tulip Grove Road transition through greater spacing between units and deeper setbacks to reflect the existing residential pattern of development to the south. This proposal proposes a wooden fence along the west site boundary in addition to landscaping to buffer existing single-family residential development to the west.

This proposal is consistent with the T3 Suburban Neighborhood Evolving policy in this location as it provides for development that improves the pedestrian realm with sidewalk improvements and provides additional diversity in housing within the immediate area.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

- A 2nd Means of 1-way emergency access provided. Fire Code issues will be addressed in the permit phase.

WATER SERVICES

Approve with conditions

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

STORMWATER

Approve

PUBLIC WORKS

Approve with conditions

- Prior to Final plan submittal, Coordinate meeting with MPW about adequate sight distance exiting site, relative to site access location alignment with the opposite drive.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Tulip Grove rd is classified as a T3-R-AB3 on MSCP. Construct 3 lane x-section along Tulip RD frontage with appropriate lane transitions. Arterial Blvd is a medium to high volume street per the MSCP.
- Prior to final SP approval submit road widening plan to construct a left turn lane with transitions per MPW road design standard.

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)	3.23	5.8 D	18 U	215	18	20

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)	3.81		44 U	323	21	25

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
-	-	-	+26 U	+108	+3	+5

METRO SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 2 Elementary 2 Middle 2 High

Projected student generation proposed SP-R district: 7 Elementary 5 Middle 4 High

The proposed SP-R zoning is expected to generate ten more students than the existing RS7.5 zoning district. Students would attend Dodson Elementary School, Dupont Middle School, and McGavock High School. Each school has 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 uses shall be limited to a maximum of 44 multi-family residential units.
2. 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 Tulip Grove Road as indicated on the plan.

3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application.
4. 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.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permit

Approve with conditions and disapprove without all conditions. Consent Agenda. (8-0)

Resolution No. RS2019-091

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019SP-021-001 is **approved with conditions and disapproved without all conditions. (8-0)**

CONDITIONS

1. Permitted uses shall be limited to a maximum of 44 multi-family residential units.
2. 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 Tulip Grove Road as indicated on the plan.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 zoning district as of the date of the applicable request or application.
4. 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.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permit

**16. 2019S-057-001
NORTHVIEW HOMES**

Council District 07 (Anthony Davis)
Staff Reviewer: Patrick Napier

A request for final plat approval to create three lots on property located at 2300 Northview Avenue, at the northwest corner of Monetta Avenue and Northview Avenue, zoned R6 (0.47 acres), requested by Smith Land Surveying, LLC., applicant; Martha C. Nixon, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Request for final plat approval to create three lots.

Final Plat

A request for final plat approval to create three lots on property located at 2300 Northview Avenue, at the northwest corner of Monetta Avenue and Northview Avenue, zoned One and Two-Family Residential (R6) (0.47 acres).

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 3 lots with 3 duplex lots for a total of 6 units, based on the acreage only.*

Community Character Manual Policy

The property is within the T4 Neighborhood Maintenance (T4 NM) policy. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For T4 NM, the conventional regulations found in Chapter 3 are utilized.

PLAN DETAILS

This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application. This request is for final plat approval to create three lots on approximately 0.47 acres at the northwestern corner of Monetta Avenue and Northview Avenue. The proposed lots range in size from approximately 6,446 square feet to 7,080 square feet. An existing single-family structure is located where lot 2 is shown. The plat indicates the structure will be removed. All of the proposed lots will have over 50 feet of frontage on Northview Avenue, a local street.

ANALYSIS

The land use policy for the subject property is T4 Urban Neighborhood Maintenance, subdivisions proposed within T4 NM policy areas are reviewed against the applicable criteria within Chapter 3-5 of the Subdivision Regulations. The applicable criteria are listed below.

Community Character

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

1. Lot frontage analysis: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. Along Northview Avenue, newly created lots must have frontage at least equal to 50 feet. Proposed Lots 2 and 3 will each contain 51 feet of frontage. Proposed Lot 1 will contain 59.48 feet of frontage. All three lots meet compatibility requirements for frontage.

Lot 1 Frontage	
Proposed Frontage	59.48
Minimum Frontage	50 ft.
70% Average	46.55

Lot 2 Frontage	
Proposed Frontage	51
Minimum Frontage	50 ft.
70% Average	46.55

Lot 3 Frontage	
Proposed Frontage	51
Minimum Frontage	50 ft.
70% Average	46.55

2. Lot area analysis: The proposed lots must have a total area either equal to or greater than 70% of the average area of surrounding parcels or equal to or greater than the surrounding lot with the least amount of area, whichever is greater. Along Northview Avenue, the proposed lots must be equal to or greater than approximately 6,077 square feet. Proposed Lot 1 will contain 7,080 square feet. Proposed Lot 2 will contain 6,865 square feet. Proposed Lot 3 will contain 6,446 square feet. All three lots meet compatibility for area.

Lot 1 Size	
Proposed Size	7,080 sq. f.t
Minimum Size	6,077 sq. f.t
70% Average	5,623 sq. f.t

Lot 2 Size	
Proposed Size	6,865 sq. ft.
Minimum Size	6,077 sq. f.t
70% Average	5,623 sq. f.t

Lot 3 Size	
Proposed Size	6,446 sq. ft.
Minimum Size	6,077 sq. f.t
70% Average	5,623 sq. f.t

3. Street setbacks: Future structures would have to comply with setbacks as established by Metro Zoning Code.
4. Lot orientation: Orientation of the proposed lots shall be consistent with the surrounding parcels. Lots 1, 2, and 3 front Northview Avenue and are consistent with the surrounding parcels.

Zoning Code

Proposed lots meet the minimum standards of the R6 zoning district.

Street Frontage

Proposed lots have frontage on a public street.

Agency Review

All review agencies have recommended approval.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

METRO WATER SERVICES RECOMMENDATION

Approve

- Approved for sanitary sewer only.

MADISON SUBURBAN UTILITY DISTRICT

Approve with conditions

- Capacity Fees for Lot 1 and Lot 3 must be paid prior to building permits.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. A copy of an approved demolition permit must be submitted to the Planning staff before the plat will be recorded.

Approve with conditions. Consent Agenda. (8-0)

Resolution No. RS2019-092

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019S-057-001 is **approved with conditions.**
(8-0)

CONDITIONS

1. A copy of an approved demolition permit must be submitted to the Planning staff before the plat will be recorded.

**17. 124-78P-001
SUNRISE APARTMENTS PHASE II (CANCELLATION)**

Council District 30 (Jason Potts)

Staff Reviewer: Abbie Rickoff

A request to cancel a Planned Unit Development on property located at Wallace Road (unnumbered), approximately 330 feet southwest of Linbar Drive, zoned RM20 (4.77 acres), requested by TTL, Inc., applicant; Willie K. Davis, Trustee, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Cancel a planned unit development.

PUD Cancellation

A request to cancel a Planned Unit Development on property located at Wallace Road (unnumbered), approximately 330 feet southwest of Linbar Drive, zoned Multi-Family Residential (RM20) (4.77 acres).

Existing Zoning

Multi-Family Residential (RM20) intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *RM20 would permit a maximum of 95 units. However, the PUD regulates the use of the property and permits a maximum of 74 units.*

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

This PUD is currently undeveloped.

SOUTHEAST COMMUNITY PLAN

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

T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

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

CO policy at this site recognizes potential steep slopes and a stream/stream buffers.

PLAN DETAILS

The Residential PUD was approved by Metro Council in 1978 to permit the construction of a 74-unit addition to an existing apartment development. The PUD was intended to be Phase 2 of an existing apartment complex, located south of the PUD. A final development plan was never submitted to the Planning Department. The site remains vacant.

ANALYSIS

The cancellation of the PUD at this site would allow for residential uses that occur in suburban areas, consistent with the site’s T3 Neighborhood Evolving policy. The site’s RM20 zoning permits multi-family residential uses in an area that has previously developed with multi-family development on both sides of Wallace Road, west of Linbar Drive. Cancellation of the PUD will allow the site to develop with residential uses, consistent with policy guidance and with the surrounding context.

WATER SERVICES RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval.

Approve. Consent Agenda. (8-0)

Resolution No. RS2019-093

“BE IT RESOLVED by The Metropolitan Planning Commission that 124-78P-001 is **approved. (8-0)**”

18. 2005UD-006-040
3206 WEST END CIRCLE
Council District 21 (Ed Kindall)
Staff Reviewer: Eric Hammer

A request for modification to the standards of the 31st Avenue & Long Boulevard UDO 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 from 20' to between 14'-10" to 13'-6" for various portions of the facade, requested by rootARCH, applicant; Province Builders, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Modifications to the front yard build-to standard of the 31st Avenue & Long Boulevard Urban Design Overlay.

UDO Modification

A request for modification to the standards of the 31st Avenue & Long Boulevard Urban Design Overlay on property located at 3206 West End Circle, zoned Multi-Family Residential (RM40) (0.33 acres) to permit the reduction of the front yard build-to from 20' to between 14'-10" and 13'-6" for various portions of the facade.

Existing Zoning

Multi-Family Residential (RM40) is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre. *RM40 would permit a maximum of 13 units.*

Existing Overlay Zoning

31st Avenue & Long Boulevard Urban Design Overlay (UDO) is intended to allow for the application and implementation of special design standards with the intent of achieving a sense of place by fostering a scale and form of development that emphasizes sensitivity to the pedestrian environment, minimizes intrusion of the automobile into the urban setting, and provides for the sensitive placement of open spaces in relationship to building masses, street furniture and landscaping features in a manner otherwise not ensured by the application of the conventional bulk, landscaping and parking standards of the Metro Zoning Code.

GREEN HILLS – MIDTOWN COMMUNITY PLAN

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

PROPOSAL DETAILS

The property consists of 0.33 acres of land located on the northern side of West End Circle, between Mason Avenue and Acklen Park Drive. The property is located within the G-3 subdistrict of the 31st Avenue & Long Boulevard UDO. The project consists of 8 townhomes with 16 enclosed parking spaces. The property has frontage on West End Circle and on-street parking is available. Vehicular access is taken from an existing alley to the west side of the property.

A final site plan that did not meet the standards of the UDO was submitted for this property in 2018. The applicants have since submitted this modification request to permit the reduction of front yard build-to standard. It was reviewed by the 31st Avenue and Long Boulevard Design Review Committee, most recently on March 12, 2019.

ANALYSIS

Reduction of Front Yard Build-to

The applicant has requested reduction of the front yard build-to from a required 20' for townhomes within the G-3 subdistrict to between 14'-10" and 13'-6" feet for various portions of the façade.

Staff can be supportive of modifications to the front yard build-to standard in cases where a modification would allow a more natural transition between adjacent properties and function as a contextual setback. The building to the immediate west, shown in Figure 6, is a stacked flat within a more intense subdistrict of the UDO and has projections including covered porches and balconies for a significant amount of the façade. The buildings to the immediate east, shown in Figure 7, are a series of townhomes, set back far from the street.

Due to the context of the adjacent properties, staff is supportive of this modification to reduce the front yard build-to standard.

DESIGN REVIEW COMMITTEE RECOMMENDATION

Approve with Conditions

- Recommended approval of design dated February 2, 2019 with the condition that the façade elements labelled “Decorative Metal Screen Wall” on Page A4.1 are removed at the final site plan phase. This specific element further projects beyond the front façade and is inconsistent with the rationale for supporting the requested modification.

FIRE MARSHAL RECOMMENDATION

Approve with Conditions

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

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with Conditions

- Approved as a Preliminary UDO/Site Plan only, contingent on these new building locations not interfering with any water or sewer infrastructure. The required capacity fees must also be paid prior to Final Site Plan/UDO approval.

PUBLIC WORKS RECOMMENDATION

Approve with Conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval of the modification to the front yard build-to standard with the condition that the design elements labelled “Decorative Metal Screen Wall” on Page A4.1 be removed at the final site plan phase. The modification request is consistent with the intent of the UDO and allows the project to make an appropriate transition from the highest intensity area to a lower intensity area.

CONDITIONS

1. The design elements labelled “Decorative Metal Screen Wall” on Page A4.1 shall be removed at the final site plan phase.

Approve with conditions. Consent Agenda. (8-0)

Resolution No. RS2019-094

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005UD-006-040 is **approved with conditions.** (8-0)

CONDITIONS

1. The design elements labelled “Decorative Metal Screen Wall” on Page A4.1 shall be removed at the final site plan phase.

19. 2019Z-045PR-001

Council District 05 (Scott Davis)

Staff Reviewer: Jason Swaggart

A request to rezone from IR to MUN-A zoning for property located at 747 Douglas Avenue, at the northwestern corner of McFerrin Avenue and Douglas Avenue (2.87acres), requested by Douglas Village, LLC., applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IR to MUN-A.

Zone Change

A request to rezone from Industrial Restrictive (IR) to Mixed Use Neighborhood – Alternative (MUN-A) zoning for property located at 747 Douglas Avenue, at the northwestern corner of McFerrin Avenue and Douglas Avenue (2.87acres).

Existing Zoning

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

Proposed Zoning

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

EAST NASHVILLE COMMUNITY PLAN

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

Highland Heights Study Supplemental Policy

The site is within the Highland Heights Study Supplemental Policy which was recently approved and adopted by the Planning Commission on June 14, 2018. The Highland Heights Study was completed after an extensive community engagement process and resulted in updates to the community character policies for the area, as well as establishment of a supplementary Building Regulating Plan and Mobility Plan for the area.

This site is within the M1 sub-district of the Building Regulating Plan. The M1 sub-district is intended to enhance and create urban neighborhood centers that provide for daily needs and services for surrounding urban neighborhoods. The M1 subdistrict supports courtyard flats, low-rise flats, mid-rise flats and low-rise mixed use or mid-rise mixed use. The Mobility Plan that is part of the supplemental policy does not impact this site.

ANALYSIS

The subject property is located on the north side of Douglas Avenue, and is approximately three acres in size. It is bound by Ellington Parkway to the east and a CSX railroad to the west. The surrounding zoning pattern includes a variety of industrial, commercial and residential districts. The property immediately to the west on the opposite side of the railroad is zoned IR as is the properties on the south side of Douglas Avenue. There is also CS zoning on the opposite side of Douglas Avenue.

The proposed MUN-A zoning district is consistent with the T4 NC policy and the supplemental policy. The proposed MUN-A district permits mixed-use development at a scale consistent with the T4 NC policy and the Building Regulating Plan for the supplemental policy. The property is located along Douglas Avenue, which is a collector, and is adjacent to the Ellington Parkway on/off ramp. These locational characteristics make the property ideal for mixed-use, and/or higher density residential. Rezoning from IR to MUN-A bring the zoning of the property into conformance with the goals of the policy and removes an inconsistent zoning.

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: **IR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	2.87	0.6 F	75,010 S.F.	165	35	37

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.47	0.6 F	38 U	279	18	22

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.7	0.6 F	18,295 S.F.	205	44	23

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.7	0.6 F	18,295 S.F.	1162	59	126

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+1481	+86	+134

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed MUN-A district: 4 Elementary 3 Middle 3 High

The proposed MUN-A zoning would generate ten more students than the existing IR zoning district. Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School, and Maplewood High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated November 2018.

STAFF RECOMMENDATION

Staff recommends approval. The proposed MUN-A zoning district is consistent with the T4 NC policy and the supplemental policies of the Highland Heights Study.

Approve. Consent Agenda. (8-0)

Resolution No. RS2019-095

“BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-045PR-001 is **approved. (8-0)**”

20. 2018Z-046PR-001

Council District 27 (Davette Blalock)

Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to RM15-A zoning on properties located at Winston Avenue West (unnumbered) and JJ Watson Avenue (unnumbered), west of the terminus of JJ Watson Avenue (4.57 acres), requested by Dale and Associates, applicant; Salahadeen Osman, owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change from R6 to RM15-A.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Multi-Family Residential- Alternative (RM15-A) zoning on properties located at Winston Avenue West (unnumbered) and JJ Watson Avenue (unnumbered), west of the terminus of JJ Watson Avenue (4.57 acres).

Existing Zoning

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

would permit a maximum of 28 lots with 7 duplex lots for a total of 35 units based on acreage only. Application of the Subdivision Regulations may result in fewer lots.

Proposed Zoning

Multi-Family Residential – Alternative (RM15-A) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM15-A would permit a maximum of 69 units.*

SOUTHEAST COMMUNITY PLAN

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

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

HISTORY

In May 2018, this application originally requested a zone change from One and Two-Family Residential (R6) to Multi-Family Residential (RM20-A). Staff recommended disapproval. The applicant indefinitely deferred this case at the May 24, 2018 Metro Planning Commission. No public hearing was held. The application was reactivated earlier this year. This application is now requesting a zone change from R6 to RM15-A, instead of the previously requested RM20-A.

ANALYSIS

The site consists of 4.57 acres and is located along JJ Watson Avenue and Winston Avenue West, approximately 650 feet west of Nolensville Pike. The site is currently vacant. The adjacent properties to the north, south and east are vacant or developed with single family residences. The adjacent property to the west is developed with multi-family residences and open space for a cemetery. The existing zoning allows single and two-family residential uses with a 6,000 square foot minimum lot size.

The RM15-A district would permit up to 69 units. This intensity and type of development permitted by RM15-A is out of character with the surrounding area, which consists mostly of one story single-family homes. This proposal, which could add intense multi-family development, is premature and inappropriate without associated infrastructure to support it, and is inconsistent with the surrounding development pattern.

The properties requested to be rezoned are located at a dead-end of a predominantly single-family street within a broader neighborhood west of Nolensville Pike. JJ Watson Avenue, the dead end street, is not built to Metro Public Works standards for a local road. This area is located approximately 650 feet west of Nolensville Pike, a major corridor characterized by commercial and some residential uses. Additional residential density is important to support this corridor; however, higher density should be placed closer to the corridor, not leap frogging a single-family residential area on a dead-end street.

Recently the Metropolitan Planning Commission recommended approval of a zone change request from R6 and CS to RM15-A for properties located at 4409 JJ Watson Avenue and a portion of 4415 Nolensville Pike. These properties are located closer to the corridor where more intensity is supported. The current request for RM15-A is for properties at the dead end of JJ Watson Avenue, the furthest properties away from the corridor along this street. If this area were to redevelop with multi-family, it should work its way from the corridor with appropriate supporting infrastructure, such as sidewalks, and not start further away from the corridor.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	3.88	7.26 D	35 U	396	30	38

*Based on two-family residential

Maximum Uses in Proposed Zoning District: **RM15-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	4.57		69 U	481	34	43

Traffic changes between maximum: **R6 and RM15-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+34 U	+85	+4	+5

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 7 Elementary 5 Middle 5 High

Projected student generation proposed RM15-A district: 7 Elementary 5 Middle 5 High

The proposed RM15-A zoning district would generate no additional students than what is typically generated under the existing R6 zoning district. Students would attend Norman Binkley Elementary, Croft Middle School and Overton 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 as the proposed zoning is inconsistent with the T3 NE land use policy in this location.

Ms. Birkeland presented the staff recommendation of disapproval.

Roy Dale, 516 Heather Place, stated that the councilmember will take care of this at the council level.

Chairman Adkins closed the Public Hearing.

Ms. Farr moved and Mr. Haynes seconded the motion to disapprove. (8-0)

Resolution No. RS2019-096

"BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-046PR-001 is **disapproved. (8-0)**

21. 2019Z-047PR-001

Council District 21 (Ed Kindall)

Staff Reviewer: Gene Burse

A request to rezone from RS5 to R6-A zoning for property located at 2301 Alameda Street, at the southern terminus of Alameda Street, (0.40 acres), requested by Southern Legacy Homes, LLC., applicant and 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 (R6-A) zoning for property located at 2301 Alameda Street, at the southern terminus of Alameda Street, (0.40 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 3 single-family residential lots based on acreage alone. Application of the Subdivision Regulations may result in fewer lots.*

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 2 duplex lots with a total of 4 residential units. Application of the Subdivision Regulations may result in fewer lots.*

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 0.40 acres located at 2301 Alameda Street, at the southern terminus of Alameda Street. Existing conditions include a single-family residential house. Site access is from Alameda Street with an improved alley at the rear of the site.

The site is less than 700 feet away from the nearest bus stop located along 21st Avenue near the intersection of Meharry Blvd and 21st Avenue North. Surrounding land uses consist primarily of single-family residential with some two-family residential and vacant land. Meharry Medical College and Nashville General Hospital are also near the site to the east. The site is within a large area of Single-Family Residential (RS5) zoning. One of the surrounding zoning districts include One and Two-Family Residential (R6-A).

T4 Neighborhood Evolving policy in this location supports moderate density that will enhance the pedestrian realm and provide additional housing choices. The R6-A zoning district is consistent with 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)	0.40	8.71 D	3 U	42	7	4

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)	0.40	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
-	-	-	+1 U	+12	+1	+1

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed R6-A district: 1 Elementary 1 Middle 1 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. (8-0)

Resolution No. RS2019-097

“BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-047PR-001 is **approved. (8-0)**”

22. 2019Z-049PR-001

Council District 02 (DeCosta Hastings)

Staff Reviewer: Joren Dunnavant

A request to rezone from RS10 to R8-A zoning for property located at 3107 River Drive, approximately 140 southeast of South Hamilton Road (0.43 acres), requested by Rhythm Homes and Development LLC, applicant; Benjamin S. Mitchell, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Rezone from R10 to CS.

Zone Change

A request to rezone from Single-Family Residential (RS10) to One and Two-Family – Alternative (R8-A) zoning for property located at 3107 River Drive, approximately 140 feet southeast of South Hamilton Road (0.43 acres).

Existing Zoning

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

Proposed Zoning

One and Two-Family Residential-Alternative (R8-A) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 2 duplex lots for a total of four units. The Codes Department provides a final determination on duplex eligibility.*

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.

ANALYSIS

The property is located along River Drive, approximately 140 feet southeast of South Hamilton Road. The site is surrounded by OR20-A zoning to the north, and RS10 on all other sides. The current land use on the site is residential. There is currently a school to the south, and residential use on all other sides.

This property is located in the T3 Suburban Neighborhood Evolving (T3-NE) policy area. This policy intends to create neighborhoods with a greater housing choice, improved connectivity, and more creative development techniques.

This site is located at the edge of the T3 NE policy area, adjacent to an area of T3 Suburban Community Center policy. Applying the R8-A zoning district at this location would provide a transition from a more intense uses at the nearby intersection of South Hamilton and River Drive and along the corridor to the north, to the lower density residential neighborhood to the south while also providing for additional housing options.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

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)	0.43	4.35	1 U	16	6	2

Maximum Uses in Proposed Zoning District: **R8-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)	0.43	5.44 D	2 U	29	7	3

*Based on two-family lots

Traffic changes between maximum: **RS10 and R8-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+13	+1	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 0 Elementary 0 Middle 0 High
 Projected student generation proposed R8-A district: 0 Elementary 0 Middle 0 High

The proposed R8-A zoning district would generate no more students than what is typically generated under the existing RS15 zoning district. Students would attend Cumberland Elementary School, Joelton Middle School, and Whites Creek 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.

Approve. Consent Agenda. (8-0)

Resolution No. RS2019-098

“BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-049PR-001 is **approved. (8-0)**”

H: OTHER BUSINESS

23. Historic Zoning Commission Report
24. Board of Parks and Recreation Report
25. Executive Committee Report
26. Accept the Director's Report and Approve Administrative Items

Resolution No. RS2019-99

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are approved. (8-0)

27. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

April 25, 2019

MPC Meeting

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

May 09, 2019

MPC Meeting

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

May 23, 2019

MPC Meeting

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

June 13, 2019

MPC Meeting

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

June 27, 2019

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 4:45 p.m.

Chairman

Secretary