



METROPOLITAN PLANNING COMMISSION

DRAFT MINUTES

July 18, 2019
4:00 pm Regular Meeting

1441 12th Avenue South
Midtown Hills Police Precinct

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:

Jessica Farr, Vice Chair
Brian Tibbs
Lillian Blackshear
Roe Elam
Ron Gobbell
Daveisha Moore
Councilmember Fabian Bedne

Commissioners Absent:

Greg Adkins
Jeff Haynes
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
David Kline, Planning Manager I
Michael Briggs, Planning Manager I
Shawn Shepard, Planning Manager I
Greg Claxton, Planning Manager I
Anita McCaig, Planner III
Latisha Birkeland, Planner II
Abbie Rickoff, Planner II
Jason Swaggart, Planner II
Joren Dunnivant, Planner II
Amelia Lewis, Planner II

Gene Burse, Planner II
Logan Elliott, Planner II
Quan Poole, Legal

Lucy Alden Kempf

Secretary and Executive Director, Metro Planning Commission
Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
p: (615) 862-7190; f: (615) 862-7130

Notice to Public

Please remember to turn off your cell phones.

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

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

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

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

Writing to the Commission

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

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

Speaking to the Commission

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

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

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

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

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

Legal Notice

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



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

MEETING AGENDA

A: CALL TO ORDER

The meeting was called to order at 4:09 p.m.

B: ADOPTION OF AGENDA

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

C: APPROVAL OF JUNE 27, 2019 MINUTES

Ms. Blackshear moved and Mr. Gobbell seconded the motion to approve the June 27, 2109 minutes. (6-0)

Councilmember Bedne arrived at 4:09 p.m.

D: RECOGNITION OF COUNCILMEMBERS

Councilmember Syracuse spoke in favor of Item 17.

E: ITEMS FOR DEFERRAL / WITHDRAWAL

1. **2019Z-006TX-001**
2. **2017Z-037PR-001**
6. **2018CP-011-002**
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT
7. **2019CP-005-002**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
8. **2019SP-027-001**
ROOTS EAST SP
9. **2019SP-045-001**
2500 W. HEIMAN STREET
- 10a. **2019SP-046-001**
SKYLINE EAST SP
- 10b. **2003P-015-002**
PUD (CANCELLATION)
11. **2019SP-048-001**
CEDARS OF CANE RIDGE SP
13. **2019S-109-001**
RICHARDS FARMS SUBDIVISION
14. **191-69P-001**
PRIEST LAKE CENTER PUD (AMENDMENT)
15. **2019HP-001-001**
16. **2019Z-094PR-001**
18. **2019S-128-001**
MCGAVOCK PIKE HAMLET

- 20. **61-77P-003**
GIFFORD COMMERCIAL PUD (REVISION AND FINAL)
- 21. **2019NHL-001-001**
JUST PIZZA (NEIGHBORHOOD LANDMARK)
- 28. **2019DTC-018-001**
HOTEL INDIGO EXPANSION
Mr. Elam moved and Mr. Tibbs seconded the motion to approve the Deferred and Withdrawn Items. (7-0)

Ms. Blackshear recused herself from Item 11 and Item 28.

F: CONSENT AGENDA ITEMS

- 3. **2016SP-024-003**
MCGAVOCK HOUSE SP (AMENDMENT)
- 4. **2018Z-087PR-001**
- 17. **2019CP-011-002**
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT
- 19. **2019S-129-001**
CARROL AT CANE RIDGE
- 22. **2019Z-099PR-001**
- 23. **2019Z-121PR-001**
- 24. **2019Z-122PR-001**
- 25. **2019Z-123PR-001**
- 27. **2019Z-125PR-001**
- 29. **Employee contract renewal for David Kline, Jennifer Higgs, John Broome, Nick Lindeman, and Michael Briggs**
- 30. **Employee contract amendment for Karimeh Sharp**
- 34. **Accept the Director's Report and Approve Administrative Items**

Mr. Gobbell moved and Ms. Moore seconded the motion to approve the Consent Agenda. (7-0)

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

1. 2019Z-006TX-001

BL2019-1615/Vercher
Staff Reviewer: Lisa Milligan

A request for an ordinance amending Chapter 17.40 of the Metropolitan Code of Laws to require the Metropolitan Planning Department to provide three business days' notice of any Pre-Application Conference to the District Council member representing the affected area, and a summary thereof, including copies of any renderings or drawings. (Proposal No. 2019Z-006TX-001).

Staff Recommendation: Withdraw.

The Metropolitan Planning Commission withdrew 2019Z-006TX-001 (7-0)

2. 2017Z-037PR-001

Substitute BL2019-1569/Scott Davis
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to SP zoning on properties located at 1804 and 1806 Lischey Avenue, at the northwest corner of Edith Avenue and Lischey Avenue (3.2 acres), requested by Councilmember Scott Davis, applicant; American Dream Developers, Inc., owner.

Staff Recommendation: Approve a second substitute with conditions and disapprove without all conditions.

APPLICANT REQUEST

Zone change from RS5 to SP.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Specific Plan – Mixed Residential (SP-MR) zoning on properties located at 1804 and 1806 Lischey Avenue, at the northwest corner of Edith Avenue and Lischey Avenue (2.3 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 20 lots. Application of the Subdivision Regulations may result in fewer lots on this property.*

Proposed Zoning

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

EAST NASHVILLE COMMUNITY PLAN

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

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. The community character policy for this site, T4 NE, did not change with adoption of the Highland Heights plan.

This site is within the R4 Subdistrict of the Building Regulating Plan, which is intended to create and enhance neighborhoods with greater housing choice and improved connectivity, consistent with the goals of the general T4 NE policy. The R4 Subdistrict supports a range of residential uses, including two-family and multi-family residential, at varying intensities depending on the location and context and presence of infrastructure. The R4 Subdistrict also supports a variety of building forms, including house (1 unit), detached accessory dwelling unit, house (2 units), plex or manor house, house court, and low rise townhouse.

Lischey Avenue is identified as a collector-avenue street on the Major and Collector Street Plan, and provides MTA transit stops. The Mobility Plan component of the Highland Heights Study identifies the need to provide an alley connection along the southern property line of 1804 Lischey Avenue.

HISTORY

In January 2019, the Planning Commission recommended disapproval of case number 2017Z-037PR-001. At that time, the request was to change zoning from RS5 to RM20 zoning. This case went to the Metro Council where it was converted to an SP and re-referred back to the Planning Commission. The proposed SP permits all uses permitted by the RM20-A zoning district, with the exception that Short Term Rental Property – Not Owner Occupied and Short Term Rental Property – Owner Occupied shall be prohibited.

ANALYSIS

The site consists of two parcels totaling 2.3 acres and is located along the west side of Lischey Avenue, approximately 600 feet south of East Trinity Lane. There is an existing single-family home on each parcel. These parcels are zoned RS5 which permits only single-family residential uses with a minimum lot size of 5,000 square feet. The adjacent properties to the south and west are zoned RS5 and consist of one and two-family residential uses. Property to the north is zoned SP(R).

The proposed rezoning at this location is consistent with the guidance of the T4 NE policy and the supplemental policies of the Highland Heights Study. The T4 NE policy and R4 Subdistrict encompass this property as well as the properties immediately north, south and west of the site. The proposed conditions will ensure the future construction of an alley along the southern property line. Other conditions ensure a pedestrian oriented development with restrictions on parking locations and height.

The intensity of RM20-A zoning is appropriate at this location in concert with the installation of infrastructure, specifically an integrated road and alley network. The Mobility Plan provides a blueprint for this road and alley network and calls for an alley along the southern property line of 1804 Lischey Avenue. Currently, there is no alley right-of-way for this area.

The proposed rezoning guarantees the dedication of alley right-of-way and future construction of the alley, as identified as a need in the Highland Heights Study.

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)	2.3	8.71 D	20 U	237	19	22

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.3	-	46 U	307	23	30

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-		-	+26 U	+70	+4	+8

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 5 Elementary 4 Middle 4 High

Projected student generation proposed SP-MR district: 15 Elementary 6 Middle 6 High

The proposed SP zoning district would generate 14 more students than what is typically generated under the existing R6 zoning district. Students would attend Tom Joy Elementary School, Jere Baxter Middle School, and Maplewood High School.

STAFF RECOMMENDATION

Staff recommends approval of a second substitute with conditions and disapproval without all conditions.

CONDITIONS

1. Uses shall be limited to all uses permitted by the RM20-A zoning district excluding Short Term Rental Property – Owner Occupied and Short Term Rental Property – Not Owner-Occupied.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
4. 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.
5. 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.

Ms. Birkeland presented the staff recommendation of approval of a second substitute with conditions and disapproval without all conditions.

Jessica Williams, 2115 Yeaman Place, spoke in favor of the application.

Carol Campbell, 700 Strickland Dr, spoke in favor of the application.

Enoch Fuzz, 903 33rd Ave N, spoke in favor of the application.

Barbara Redwine, 3301 Batavia St, spoke in favor of the application.

Jackie Simms, 1813 Pearl St, spoke in favor of the application.

Lisa Springer, 3257 Reinwood Dr, spoke in favor of the application.

Taurus McCain, 3021 Buena View Blvd, spoke in favor of the application.

Kim Tucker, 512 N 2nd St, spoke in favor of the application.

Gordon Harmon, 1826 Joy Circle, spoke in opposition to the application because the applicant has not worked with the community to come up with a compromise for this property.

John Pratt, 342 Edith Ave, spoke in opposition to the application as currently proposed; would like to see several conditions added.

Ashonti Davis, 321 Edwin St, spoke in opposition to the application. The area needs infrastructure improvements first.

Councilmember Davis spoke in favor of the application and requested that density not be decreased as affordable housing is needed in this area.

Ms. Farr closed the Public Hearing.

Mr. Tibbs spoke in favor of staff recommendation. It seems there has been a lot of work with staff on this project and a lot of conditions added.

Councilmember Bedne abstained and noted the threshold should be higher to accept a change of this type.

Ms. Moore spoke in favor of staff recommendation.

Mr. Gobbell spoke in favor of staff recommendation.

Mr. Tibbs moved and Mr. Gobbell seconded the motion to approve a second substitute with conditions and disapprove without all conditions. (6-0-1) Councilmember Bedne abstained.

Resolution No. RS2019-259

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-037PR-001 **approved a second substitute with conditions and disapproved without all conditions. (6-0-1)**

CONDITIONS

1. Uses shall be limited to all uses permitted by the RM20-A zoning district excluding Short Term Rental Property – Owner Occupied and Short Term Rental Property – Not Owner-Occupied.
2. Comply with all conditions and requirements of Metro reviewing agencies.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
4. 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.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

3. 2016SP-024-003

BL2019-1727/Scott Davis

MCGAVOCK HOUSE SP (AMENDMENT)

Council District 05 (Scott Davis)

Staff Reviewer: Amelia Lewis

A request to amend a Specific Plan on properties located at 206 Vaughn Street and 900, 901, 902, 903, and 908 Meridian Street and 219, 307, and 309 Cleveland Street, north of Cleveland Street (3.39 acres), to permit an additional restaurant, requested by Tune, Entekin & White, PC, applicant; various property owners.

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

APPLICANT REQUEST

Amend a Specific Plan.

Preliminary SP

A request to amend a Specific Plan on properties located at 206 Vaughn Street and 900, 901, 902, 903, and 908 Meridian Street and 219, 307, and 309 Cleveland Street, north of Cleveland Street (3.39 acres) to permit an additional restaurant.

Existing 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.

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.

Supplemental Policy

The SP is located within a Supplemental Policy of the East Nashville Plan. Supplemental Policy areas are intended to provide specific details to a smaller area than those within the policy. The intent of the Urban Neighborhood Center (T4-NC) Area 2 is to ensure appropriate transitions to and livability of the surrounding residential policy areas, given that these properties are included in the National Register-eligible Cleveland Park Historic District. When considering uses, the supplemental policy states that uses should be limited to residential and/or small office uses for properties adjacent to residential policy areas.

PLAN DETAILS

The SP (2016SP-024-001/BL2016-204) was approved in 2016 to permit a mixed-use development. The SP is located at the northeast and northwest corners of the intersection of Cleveland Street and Meridian Street. Meridian Street bisects the SP. A portion of the SP is within a Historic Landmark Overlay District.

The approved preliminary SP outlined four subdistricts. Subdistrict A is located at the northwest corner of Meridian and Cleveland Streets. Subdistrict C is located north of Subdistrict A with frontage along Meridian Street. Subdistrict D is located north of Subdistrict C, with frontage along Vaughn Street. Subdistrict B is at the northeast corner of Meridian and Cleveland Streets.

Each subdistrict has individual use limitations. The SP also identified use limitations for the whole site, including a limitation for a maximum of two restaurants at any one time within the SP. The requested amendment would permit a maximum of three restaurants at any one time within the SP.

In addition to the use request, the requested amendment proposes minor changes to the layout of Subdistrict B. These changes include the addition of a pool to the site, which would be used by restaurant customers and employees of the office space as well as the removal of some previously approved parking spaces. The proposed pool area is located on the north side of the building, south of the parking area and removes a section of previously approved stacked parking in the proposed location of the pool. The proposed use break down of the building is 21,200 sf of office space, two restaurants, one on the first floor which measures approximately 6,400 sf, and one in the basement level which measures approximately 7,450 sf. The proposed site plan includes 93 vehicular parking spaces, which meets code with the reduced Urban Zoning Overlay parking requirements. Parking for all uses across the SP shall be required to meet Metro Zoning Code.

ANALYSIS

The proposed amendment to permit an additional restaurant is in keeping with the previously approved SP and is consistent with the land use policy and supplemental policy. The intent of the original SP, as is the intent of the policy, is to create an urban, mixed use neighborhood center to serve the surrounding residential uses with a mix of residential, office, and commercial uses.

The proposed site plan changes are only to Subdistrict B, and are not significantly different than the originally approved site plan. The proposed location of the pool is at the interior of the site, with minimal frontage along Meridian Street. Conditions have been added to address the pool.

HISTORIC ZONING RECOMMENDATION

- This case is scheduled to be reviewed by the Historic Zoning Commission on July 17, 2019. Typically the MHZC does not provide comments on use changes, but as an amendment to an SP within a Historic Preservation District and historic properties on site, the SP is required to be reviewed by the MHZC. A recommendation was not available for this report at the time of publishing.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions:

- Provide the FEMA Note / Information to plans.
- Provide a Vicinity Map to plans.
- Add 78-840 Note to plans: (Any excavation, fill, or disturbance of the existing ground elevation must be done in accordance with storm water management ordinance No. 78/840 and approved by The Metropolitan Department of Water Services.)
- Add Preliminary Note to plans: Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
- Add Access Note to plans: (Metro Water Services shall be provided sufficient and unencumbered access in order to maintain and repair utilities in this site.)
- Add C/D Note to plans: (Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15" CMP).)
- Show Existing Topo.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Any required capacity fees must also be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Comply with Metro Code for revised required parking, show on final plans.
- Reference ordinance BL2016-204, Sections 4, 5:
- On Final SP submittal, drawings should show ROW, sidewalks, ramps, curb & gutter, for Cleveland, MPW standard details and specs.
- Poles, signs, etc. that are located within the proposed sidewalks are to be relocated with this project outside the proposed sidewalk.
- A mandatory referral is required for the proposed alley closures. The mandatory referral shall be approved prior to issuance of any building permits.

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)		-	20 U	111	11	15

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
Restaurant (931)		-	4,500 SF	378	4	36

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
Retail (820)		-	50,500 SF	3778	178	328

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)		-	20 U	111	11	15

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
Restaurant (931)		-	5,800 SF	487	5	46

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 (820)		-	50,500 SF	3778	178	328

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
-	-	-	-	+109	+1	+10

METRO SCHOOL BOARD REPORT

The proposed amendment is not anticipated to generate additional students. Students would attend Ida B. Wells Elementary School, Jere Baxter Middle School, and Maplewood High School.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be the same as identified in BL2016-204 with the exception that a maximum of three, not two, restaurants shall be permitted at any one time within the SP.
2. Comply with all conditions of BL2016-204 as applicable.
3. Final approval for the pool is not granted with approval of this preliminary SP. Final approval may be granted with the final site plan dependent on additional details being provided to staff including finalized location and screening plans.
4. No opaque fencing shall be permitted to screen the pool.
5. 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-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

Resolution No. RS2019-260

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-024-003 is **approved with conditions and disapproved without all conditions. (7-0)**

CONDITIONS

1. Permitted uses shall be the same as identified in BL2016-204 with the exception that a maximum of three, not two, restaurants shall be permitted at any one time within the SP.
2. Comply with all conditions of BL2016-204 as applicable.
3. Final approval for the pool is not granted with approval of this preliminary SP. Final approval may be granted with the final site plan dependent on additional details being provided to staff including finalized location and screening plans.
4. No opaque fencing shall be permitted to screen the pool.
5. 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-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

4. **2018Z-087PR-001**

Second Substitute BL2018-1413/Scott Davis

Council District 05 (Scott Davis)

Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to SP-MR zoning on property located at 927 Douglas Avenue, approximately 285 feet east of Emmett Avenue (0.33 acres), requested by Councilmember Scott Davis, applicant; Kimberly Smith-Tucker, owner.

Staff Recommendation: Approve the second substitute.

APPLICANT REQUEST

Zone change from RS5 to SP.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Specific Plan – Mixed Residential (SP-MR) zoning on property located at 927 Douglas Avenue, approximately 285 feet east of Emmett Avenue (0.33 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 two units, subject to compliance with all standards of the Metro Subdivision Regulations.*

Proposed Zoning

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

EAST NASHVILLE COMMUNITY PLAN

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

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

HISTORY

This case was first considered by the Planning Commission at the October 11, 2018, Planning Commission meeting. At that time, the request was to change zoning from RS5 to RM20 zoning. The Planning Commission recommended disapproval of the request as submitted, and approval of R6-A zoning. This case went to the Metro Council where it was converted to an SP and re-referred back to the Planning Commission. The proposed SP permits all uses permitted by the RM20 zoning district, with the exception that Short Term Rental Property – Not Owner Occupied shall be prohibited. The proposed SP does not include any other standards or requirements and simply refers back to RM20 for bulk and massing.

ANALYSIS

The 0.33-acre site is located on the north side of Douglas Avenue, approximately 900 feet west of Gallatin Pike. The site contains an existing single-family residential use, and is part of a pattern of narrow and deep lots along this block. Lincoln College of Technology, formerly the Nashville Auto Diesel College, is located immediately to the east. Other surrounding uses along Douglas Avenue include commercial and mixed use along Gallatin Pike, with single-family and two-family residential uses to the north and west.

A small portion of the rear of the site is within an area of Conservation policy that recognizes the presence of a stream and associated buffers along the northern property line and within unbuilt alley right-of-way. The majority of the site is within 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 subject site is located along Douglas Avenue, which is identified in the Major and Collector Street Plan (MCSP) as a collector. The site is also at the edge of a larger area of T4 NE policy, and is adjacent to a more intense District Major Institutional policy area.

The proposed SP would permit a mix of housing types and would provide opportunities to increase diversity of housing, consistent with the goals of the T4 NE policy. The SP would also provide a transition from the more intense multi-family and institutional development located to the east to the primarily single-family residential pattern to the west. Given the site's location along a collector at the edge of the policy area, and its proximity to more intense development along Gallatin Avenue, the proposed SP is consistent with the goals of the T4 NE policy in this location.

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)	0.33	8.71 D	2 U	29	7	3

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

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)	0.33		7 U	91	10	8

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+5 U	+62	+3	+5

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP-MR district: 0 Elementary 1 Middle 1 High

The proposed SP-MR zoning district will generate two additional students beyond what would be generated under the existing RS5 zoning. Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School, and Maplewood High School.

STAFF RECOMMENDATION

Staff recommends approval of the second substitute.

Approve the second substitute. Consent Agenda. (7-0)

Resolution No. RS2019-261

"BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-087PR-001 **approved the second substitute. (7-0)**

5. 2019Z-128PR-001

BL2019-1728/Scott Davis
Council District 05 (Scott Davis)
Staff Reviewer: Abbie Rickoff

A request to rezone from RM20-A to MUL-A zoning for properties located at 818, 820, 822, 824, 826 and 828 Cherokee Avenue, approximately 1000 feet east of Jones Avenue (2.66 acres), requested by Tune, Entrekin & White, PC, applicant; Cherokee Development Partners, LP, owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change from RM20-A to MUL-A.

Zone Change

A request to rezone from Multi-Family Residential-Alternative (RM20-A) to Mixed Use Limited-Alternative (MUL-A) zoning for properties located at 818, 820, 822, 824, 826 and 828 Cherokee Avenue, approximately 1000 feet east of Jones Avenue (2.66 acres).

Existing Zoning

Multi-Family Residential-Alternative (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 53 units.*

Proposed Zoning

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

EAST NASHVILLE COMMUNITY PLAN

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

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 which resulted in updates to the community character policies for the area. The community character policy for the majority of properties along Cherokee Avenue, including this site, changed from T4 MU, Urban Mixed Use Neighborhood, to T4 NE, Urban Neighborhood Evolving, policy with adoption of the Highland Heights plan, reflecting the community’s desire for Cherokee Avenue to evolve into a residential street with a mix of building types that discourages new non-residential uses.

The Highland Heights Study also established a supplementary Building Regulating Plan and Mobility Plan for the area. This site is within the R5 subdistrict of the Building Regulating Plan, which is intended to create and enhance residential neighborhoods with greater housing choice, improved connectivity, and improved infrastructure to T4 Urban Transect standards. Specific to Cherokee Avenue, the goal of the R5 subdistrict is to establish a framework of public infrastructure that would accommodate the increased capacity of residential units over time. The R5 subdistrict supports only residential building types, including the House (2 unit) and Detached Accessory Dwelling Unit (DADU), Plex House or Manor House, House Court, Low-Rise Townhouse, Courtyard Flat, Low-Rise Flat, or Mid-Rise Flat building types. This pattern of development is consistent with the goals of the general T4 NE policy.

Cherokee Avenue is identified as a local street. When a property redevelops, sidewalk infrastructure may be required per the requirements of the Metro Code.

ANALYSIS

The 2.66-acre site includes six parcels on the south side of Cherokee Avenue, mid-block between Jones Avenue to the west and Ellington Parkway to the east. The site includes mixed vacant and single-family residential uses. Cherokee Avenue currently contains a mix of industrial, commercial, vacant, and residential uses. Several properties

along the block were recently rezoned to RM20-A, including the subject parcels, which were rezoned from IWD to RM20-A at various points in 2017-2018.

Rezoning to MUL-A would allow for non-residential uses, inconsistent with the goals of the Highland Heights supplementary policy and the general T4 NE policy, which reflect the community's desire for Cherokee Avenue to evolve from its current mix of industrial, warehouse, commercial, and residential uses into a residential street with residential development. The policies support moderate to high intensity residential development. While MUL-A would allow for residential uses, new non-residential uses would also be allowed within the MUL-A zoning district, inconsistent with the base policy and the adopted Highland Heights study, and in direct conflict with the community's vision for Cherokee Avenue. Therefore, staff recommends disapproval.

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: **RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.66	20 D	53 U	360	27	34

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.33	1.0 F	58 U	398	29	37

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.67	1.0 F	29,185 S.F.	285	34	34

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.66	1.0 F	28,750 S.F.	1825	92	197

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+2148	+128	+234

SCHOOL BOARD REPORT

Given the mix of uses permitted, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature.

STAFF RECOMMENDATION

Staff recommends disapproval.

Ms. Rickoff presented the staff recommendation of disapproval.

Shawn Henry, 315 Deaderick St, spoke in favor of the application as this will provide live/work opportunity.

Michael Dewey, 2925 Berry Hill Dr, spoke in favor of the application.

Tony Harris, 818 Cherokee, spoke in favor of the application.

Brian Merrill spoke in favor of the application.

Councilmember Davis spoke in favor of the application.

Ms. Farr closed the Public Hearing.

Mr. Gobbell spoke in opposition as it is inconsistent with policy.

Ms. Moore spoke in opposition as it is inconsistent with policy.

Ms. Blackshear spoke in opposition as it is inconsistent with policy.

Councilmember Bedne spoke in opposition as it is inconsistent with policy.

Mr. Tibbs moved and Mr. Elam seconded the motion to disapprove. (6-0-1) Ms. Blackshear abstained because she was not at the table at the time of the vote.

Resolution No. RS2019-262

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-128PR-001 is disapproved. (6-0-1)

- 6. 2018CP-011-002**
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 19 (Freddie O'Connell)
Staff Reviewer: Anna Grider

A request to amend the South Nashville Community Plan by changing from District Industrial Policy and Conservation Policy to T5 Mixed Use Neighborhood Policy on various properties, zoned IG and IR (81.3 acres), requested by GDC, applicant; various property owners.

Staff Recommendation: Withdraw.

The Metropolitan Planning Commission withdrew 2018CP-011-002 (7-0)

- 7. 2019CP-005-002**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 05 (Scott Davis)
Staff Reviewer: Michael Briggs

A request to amend the East Nashville Community Plan on various parcels located along Dickerson Pike between Spring Street and Pages Branch and amend the adopted Major and Collector Street Plan designations for Dickerson Pike.

Staff Recommendation: Defer to the September 26, 2019, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019CP-005-002 to the September 26, 2019, Planning Commission meeting. (7-0)

8. 2019SP-027-001

ROOTS EAST SP

Council District 05 (Scott Davis)

Staff Reviewer: Patrick Napier

A request to rezone from RS5 to SP-MU zoning for properties located at 930 McFerrin Avenue and 907 W Eastland Avenue, approximately 180 feet south of Seymour Avenue and within the Greenwood Neighborhood Conservation Overlay District (2.46 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Woodland Street Partners, LLC, owner.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019SP-027-001 to the August 22, 2019, Planning Commission meeting. (7-0)

9. 2019SP-045-001

2500 W. HEIMAN STREET

Council District 21 (Ed Kindall)

Staff Reviewer: Joren Dunnivant

A request to rezone from RM40, IR and R6 to SP-MU zoning for properties located at 2518, 2500, 2404 West Heiman Street and Heiman Street (unnumbered), located along the north side of Grace Street, (11.68 acres), to permit all uses of RM40-A, requested by Smith Gee Studio, applicant; FMBC Investments, LLC, owner.

Staff Recommendation: Defer to the September 12, 2019, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019SP-045-001 to the September 12, 2019, Planning Commission meeting. (7-0)

10a. 2019SP-046-001

SKYLINE EAST SP

Council District 05 (Scott Davis)

Staff Reviewer: Amelia Lewis

A request to rezone from RM20 to SP-MU zoning for properties located at 651 and 660 Joseph Avenue and 301 North 2nd Street and within a Planned Unit Development Overlay District, located along the south side of Grace Street, (14.38 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Riverchase Holdings, owner (see associated case 2003P-015-002).

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred 2019SP-046-001 indefinitely. (7-0)

10b. 2003P-015-002

PUD (CANCELLATION)

Council District 05 (Scott Davis)

Staff Reviewer: Amelia Lewis

A request to cancel a portion of a Planned Unit Development Overlay District for properties located at 651 and 660 Joseph Avenue and 301 North 2nd Street, located along the south side of Grace Street, zoned RM20 (14.38 acres), requested by Smith Gee Studio, applicant; Riverchase Holdings, owner (see associated case 2019SP-046-001).

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred 2003P-015-002 indefinitely. (7-0)

11. 2019SP-048-001
CEDARS OF CANE RIDGE SP

Council District 31 (Fabian Bedne)
Staff Reviewer: Patrick Napier

A request to rezone from AR2a to SP zoning for properties located at 5866 Pettus Road, Pettus Road (unnumbered), and a portion of property located at 5916 Pettus Road, approximately 880 feet northeast of Sundown Drive (43.7 acres), to permit 139 single family residential lots and open space, requested by Land Solutions Company LLC, applicant; Green Trails LLC and William Turner, owners.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019SP-048-001 to the August 22, 2019, Planning Commission meeting. (6-0-1)

12. 2019S-081-001
FOX VALLEY SUBDIVISION

Council District 09 (Bill Pridemore)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 121 cluster lots on properties located at 1133, 1145, and 1201 Neely's Bend Road and Neely's Bend Road (unnumbered), approximately 115 feet east of Candlewood Drive, zoned RS10 (32.8 acres), requested by T-Square Engineering, applicant; 1201 Neelys Bend Road, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Concept plan approval to create 121 single-family lots.

Concept Plan

A request for concept plan approval to create 121 cluster lots on properties located at 1133, 1145, and 1201 Neely's Bend Road and Neely's Bend Road (unnumbered), approximately 115 feet east of Candlewood Drive, zoned Single-Family Residential (RS10), (32.8 acres).

History

This request was first heard at the June 27, 2019, Planning Commission meeting. After the public hearing was closed, the Commission asked the applicant if they would hold a community meeting to address community concerns that were brought up at the meeting. The applicant agreed to defer to hold a community meeting. A community meeting is scheduled for July 15, 2019.

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 121 single-family lots.*

Community Character Manual Policy

The site is within the Suburban Neighborhood Maintenance (T3 NM) 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 T3 NM and CO, the conventional regulations found in Chapter 3 are utilized.

PLAN DETAILS

The approximately 32 acre site is located on the north side of Neely's Bend Road. Two streets stub to the site, and include Canton Pass and Apache Lane. Canton Pass stubs to the site from the north and the south. The site was the previous home to Odom Sausage Company. At that time the site was within a commercial Planned Unit Development Overlay District (PUD) that permitted the industrial use. The factory shut down and the PUD was recently canceled (March 29, 2019).

Site Plan

The plan proposes 121 single-family residential cluster lots with an overall density of approximately 3.7 dwellings per acre. Lots range in size from a little over 5,000 square feet to approximately 14,000 square feet. All lots front and are accessed from new public roads.

The new roads connect to Neely's Bend Road, Canton Pass and Apache Lane. The plan will connect the southern leg of Canton Pass to the northern leg of Canton Pass.

All new streets are local and include a five foot wide sidewalk and a four foot wide planting strip. A six foot wide sidewalk with an eight foot wide planting strip is shown along Neely's Bend Road. The plan also calls for a six foot wide bike zone.

Approximately 11 acres (33%) of the site is designated as open space, and includes landscape buffers, stormwater facilities and recreational areas. The plan calls for the development to be constructed in three phases, and all three phases have more than 25% open space.

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 RS10 zoning districts. The proposed plan reduces the minimum lot area by two zone districts to 5,000 square feet (RS5).

In cluster lot subdivisions, a minimum of 15 percent of the development must be open space. Of the approximately 32 acres, 11 acres will remain as open space, or 33% 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 MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- Offsite improvements may be required (to be determined during Final Site Plan review).

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

- Construct the proposed Site Access to be aligned with the existing intersection of Neely's Bend Road and River Pass with one (1) inbound lane and one (1) outbound lane operating under a stop condition. The outbound lane will have one (1) shared lane for left-turn and right-turn movements.
- Construct one (1) exclusive left-turn lane on the eastbound approach of Neely's Bend Road at River Pass/Site Access. The left -turn lane on Neely's Bend shall provide 50 feet of storage and taper lengths according to MUTCD, AASHTO, TDOT, and Metro Nashville standards.
- All radii for the proposed access shall be designed to accommodate the largest turning requirements of either an SU-30 truck (garbage) or an emergency vehicle (fire apparatus) that will service the development according to MUTCD, AASHTO, TDOT, and Metro Nashville standards.
- Ensure the departure sight distance triangles for all driveways, internal intersections, and site access intersections are designed to be clear of all sight obstructions (including grade) as specified by AASHTO. The design of proposed internal roadway system should be completed according to the MUTCD, AASHTO, TDOT, and Metro Nashville standards.
- Developer shall install appropriate stop signs for internal subdivision roads and provide adequate sight distance at intersections.

WATER SERVICES

N/A – Served by MSUD

MADISON SUBURBAN UTILITY DISTRICT

Approve

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

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

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

CM Pridemore – doesn't go before council, only here for any questions - community meeting went well

Roe moved to approve with conditions, ron (7-0)

Resolution No. RS2019-263

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019S-081-001 is **approved with conditions. (7-0)**

CONDITIONS

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

13. 2019S-109-001

RICHARDS FARMS SUBDIVISION

Council District 02 (DeCosta Hastings)

Staff Reviewer: Patrick Napier

A request for final plat approval to create 11 lots on property located at 1601 East Stewarts Lane and a portion of property at 1501 East Stewarts Lane, approximately 375 feet south of Cedar Grove, zoned RS10 (2.55 acres), requested by Clint Elliott Survey, applicant; Gus Richards, Jr, owner.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019S-109-001 to the August 22, 2019, Planning Commission meeting. (7-0)

14. 191-69P-001

PRIEST LAKE CENTER PUD (AMENDMENT)

Council District 14 (Kevin Rhoten)

Staff Reviewer: Amelia Lewis

A request to amend a portion of a Commercial Planned Unit Development Overlay District for properties located at 4021 and 4033 Mills Road, approximately 260 feet west of Old Hickory Boulevard, zoned CL (2.13 acres), to permit a hotel, requested by W. Wright E. C. LLC, applicant; Swami - Shreeij Hermitage, LLC, owner.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

The Metropolitan Planning Commission deferred 191-69P-001 to the August 22, 2019, Planning Commission meeting. (7-0)

15. 2019HP-001-001

BL2019-1584/Freddie O'Connell

MARATHON VILLAGE

Council District 19 (Freddie O'Connell)

Staff Reviewer: Amelia Lewis

A request to apply a Historic Preservation Overlay District to various properties located along Jo Johnston Avenue from 16th Avenue North to 12th Avenue North and bordered by the CSX Railroad, zoned CF, CS, IR and SP (13.79 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred 2019HP-001-001 indefinitely. (7-0)

16. 2019Z-094PR-001

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Amelia Lewis

A request to rezone from R8 to RM20 zoning for properties located at 643 and 643 B Vernon Avenue, approximately 180 feet northeast of Nashua Avenue (0.23 acres), requested by Matthew White, applicant; O.I.C. Vernon Avenue Residences, WB Capital LLC, and Nashviddles LLC, owners..

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019Z-094PR-001 to the August 22, 2019, Planning Commission meeting. (7-0)

17. 2019CP-011-002

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 19 (Freddie O'Connell)

Staff Reviewer: Gene Burse

A request to amend the South Nashville Community Plan by changing from T3 Neighborhood Evolving Policy and District Industrial Policy to T4 Mixed Use Neighborhood Policy for various properties located along Lebanon Pike and Spence Lane, zoned RM20, IWD, and IR and a portion within a Residential Planned Unit Development Overlay District (86.84 acres), requested by City Side Neighborhood, applicant; various owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Amend South Nashville Community Plan to change the policy.

Major Plan Amendment

A request to amend the South Nashville Community Plan by changing from T3 Neighborhood Evolving (T3 NE) policy and District Industrial (D IN) policy to T4 Mixed Use Neighborhood (T4 MU) policy for various properties located along Lebanon Pike and Spence Lane, zoned Multi-Family Residential (RM20), Industrial Warehousing/Distribution (IWD), and Industrial Restrictive (IR) and a portion within a Residential Planned Unit Development (PUD) Overlay District (66.66 acres).

SOUTH NASHVILLE COMMUNITY PLAN

Current Policy

T3 Suburban Neighborhood Evolving (T3 NE) policy is intended to provide a broader range and integrated mixture of housing types and housing choice than may be present in surrounding suburban neighborhoods. T3 NE areas are intended to have a moderate density residential development pattern with a more diverse mix of housing types than are typically found in T3 Suburban Neighborhood Maintenance areas.

District Industrial (D IN) is intended to maintain, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses.

BACKGROUND

The applicant team consists of property owners and business owners who have met over a three-year period to create a unified vision of the City Side neighborhood. Stakeholders expressed an interest in the area's development pattern promoting a mixture of housing types, commercial, light industrial land uses and greater connectivity. The applicant team held a three-month, community-led charrette to explore what policy would bring additional services while protecting existing land uses. The applicant team selected T4 Mixed Use Neighborhood (T4 MU) as the appropriate policy that can accomplish the community's goals. The requested plan amendment is not associated with a zone change application.

The proposed plan amendment area (site) consists of commercial, industrial, office, institutional and multi-family residential uses. Redevelopment and investment has not occurred in recent years. The site includes various properties on both sides of Lebanon Pike west of Spence Lane. This site has a development pattern defined by large lots with deep setbacks.

Stakeholders in the City Side neighborhood intend to apply for a plan amendment in the future which may include properties near the Lebanon Pike/Fesslers Lane intersection. Such a plan amendment may also include parcels on the south side of Lebanon Pike that were included in the study area for this proposed amendment. The uses on these parcels include vacant land, terminal/distribution warehouse, surface parking, and a church.

As part of the application process, the Executive Director determined the plan amendment is major with a required community meeting. Planning Staff limited the study area boundary to parcels listed in the plan amendment request.

COMMUNITY PARTICIPATION

On June 25, 2019, staff hosted a community meeting at The City Café East to discuss the applicant's request. Approximately 21 people attended, along with the applicant and staff. Attendees consisted of property owners, business owners and concerned citizens. Staff spoke and answered questions regarding the plan amendment process, while the applicant discussed their reasons for the request in detail. Reaction to the request was generally positive.

Key themes expressed to staff include the following:

- Manage growth;
- Protect existing character; and
- Provide opportunity to encourage additional land uses within the neighborhood.

ANALYSIS OF T4 MIXED USE NEIGHBORHOOD POLICY

The proposed amendment area is a suitable location for T4 MU policy for the following reasons:

NashvilleNext's Growth & Preservation Concept Map

The Growth & Preservation Concept Map reflects Nashvillians' desires for growth and preservation in the future. The concept map designates most of the site along Lebanon Pike as "Transition and Infill." A portion of the site along Spence Lane is designated as "Neighborhood" with the interior of the site to the west designated as "Special Uses." "Neighborhood" areas support a mix of housing types and character, with smaller civic and employment areas and small neighborhood centers. As such, higher density housing with a greater mix of housing types is appropriate. "Transition and Infill" supports a variety of moderately dense land uses that transition in scale between low density residential neighborhoods and corridors. As such, moderately dense housing with a greater mix of land uses such as office and retail are appropriate. "Special Uses" support industrial uses and areas of concentrated employment.

The concept map also designated Lebanon Pike as an "immediate need high capacity transit corridor" slated for near-term improvements to transit service. Allowing a mix of land uses, supported by T4 MU policy, in locations with convenient access to major transportation and transit networks (existing and planned) on a primary corridor to downtown Nashville is appropriate.

The site is located approximately 0.5 miles north of a "Tier One Center" at the Murfreesboro Pike/Spence Lane intersection. "Tier One Centers" focus coordinated investments to shape growth that supports transit with a dense mix of land uses.

Key Finding

- Concept map's vision for a greater mix of uses at moderate densities is shared by the intent of T4 MU policy. The site's designation as "Transition and Infill", "Neighborhood" and "Special Uses" along an "immediate need high capacity transit corridor" approximately half mile from a "Tier One Center" makes application of T4 MU policy appropriate.

Community Character Policy Application

Transition/Infill, *Neighborhood* and *Special Uses* areas are generalized on the concept map and are explained in greater detail through Community Character Policies. These policies guide zoning and development decisions. The requested T4 MU policy encourages mixed use neighborhoods with a diverse mix of moderate density residential,

commercial, office, and light industrial land uses. T4 MU policy is intended to enhance and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development. T4 MU policy encourages placement of moderate intensity near centers and corridors along with a transition in scale and massing to lower scale development of adjacent neighborhoods.

Key Finding

- T4 MU's intent of creating urban mixed use neighborhoods that provide a mix of land uses near centers and corridors make this an appropriate application of the policy.

Transportation and Connectivity

The site is located on Lebanon Pike west of Spence Lane. Lebanon Pike is classified as a four-lane arterial boulevard by the Major and Collector Street Plan. Spence Lane is classified as a five-lane arterial boulevard. WeGo provides bus service on Lebanon Pike with nearby access to one inbound and outbound bus stop located at the Lebanon Pike/Spence Lane intersection. Bus stops are located outside of but near the site.

Key Finding

- Adequate infrastructure consisting of transportation options, connectivity, and access is in place to support the request.

Relationship to Surrounding Policy

The site's relationship to surrounding policy is as follows:

- T3 NE policy applied to eastern portion of the site with D IN, T4 NC, T4 MU and T4 CM to the east and
- D IN policy applied to western portion of the site with CI and OS to the west.

T4 NC and D IN policies are applied to the east where urban residential development character should continue to develop and the opportunity for industrial development should remain. Application of T4 MU policy to the site would allow the opportunity for compatible development to occur as an extension of existing T4 MU and T4 CM policy to the east along Lebanon Pike and Spence Lane. Applying T4 MU policy to this area allows for the consistent application of policy to both sides of Lebanon Pike.

CI policy is applied to a portion of Lebanon Pike that surrounds the northern portion of the site which consists of a public utility. This policy is intended to preserve and enhance publicly owned civic properties. The opportunity for a mix of land uses, such as what T4 MU policy could yield, would not adversely impact existing civic uses adjacent to the site.

Key Findings

- T4 MU policy would allow the opportunity for compatible development to occur as an extension of existing T4 MU and T4 CM policies to the east along Lebanon Pike and Spence Lane.
- T4 MU policy at this site would not adversely impact existing adjacent civic uses.

Analysis Summary

Amending the Community Character Policy from D IN and T3 NE to T4 MU is appropriate at this location because of the opportunities described above. In summary, the area of the request is appropriate for T4 MU policy due to the following:

- Concept map's vision for a greater mix of uses along an "immediate need high capacity transit corridor" makes application of T4 MU appropriate.
- T4 MU's intent of creating urban mixed use neighborhoods that provide a mix of land uses near centers and corridors make this an appropriate application of the policy.
- Adequate infrastructure consisting of transportation options, connectivity, and access is in place to support the request.
- T4 MU policy would allow the opportunity for compatible development to occur as an extension of existing T4 MU and T4 CM policies to the east along Lebanon Pike and Spence Lane. T4 MU policy at this site would not adversely impact existing adjacent civic uses.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. Consent Agenda. (7-0)

Resolution No. RS2019-264

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019CP-011-002 is **approved. (7-0)**"

18. 2019S-128-001
MCGAVOCK PIKE HAMLET
Council District 13 (Holly Huevo)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 44 cluster lots on properties located at 934 Currey Road, 3455 McGavock Pike, and McGavock Pike (unnumbered), approximately 320 southeast of Finely Drive, zoned RS10 (12.06 acres), requested by Dale and Associates, applicant; George Currey, Leah Currey, and Kingsley Hooper, owners.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019S-128-001 to the August 22, 2019, Planning Commission meeting. (7-0)

19. 2019S-129-001
CARROL AT CANE RIDGE
Council District 33 (Antoinette Lee)
Staff Reviewer: Patrick Napier

A request for concept plan approval to permit the construction of a portion of public road for a portion of properties located at Old Franklin Road (unnumbered) and Cane Ridge Road (unnumbered), approximately 790 feet east of Cane Ridge Parkway, zoned AR2a, SP, and R20 and partially within a Planned Unit Development Overlay District (1.08 acres), requested by Dale and Associates, applicant; Century Farms LLC and Cane Ridge Apartments LLC, owners.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST
Concept plan for a new public street.

Concept Plan

A request for concept plan approval to permit the construction of a portion of public road for a portion of properties located at Old Franklin Road (unnumbered) and Cane Ridge Road (unnumbered), approximately 790 feet east of Cane Ridge Parkway, zoned Agricultural/Residential (AR2a) and One and Two-Family Residential (R20) and partially within a Planned Unit Development Overlay District (PUD) (1.08 acres).

Existing Zoning

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

Agricultural/Residential (AR2A) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan.

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

Community Character Manual Policy

The site is within the Suburban Neighborhood Evolving (T3 NE) and the T3 Suburban Community Center (T3 CC) policies. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For T3 NE and CC, the conventional regulations found in Chapter 3 are utilized.

PLAN DETAILS

The site is approximately 1.08 acres and is located at Old Franklin Road (unnumbered) and Cane Ridge Road (unnumbered), approximately 790 feet east of Cane Ridge Parkway. The site is vacant and consists of dense vegetation. The surrounding land use pattern contains a diverse mixture of structure types and land uses. The

Century Farms development is located across Old Franklin Road to the north of this site. A majority of the surrounding area is zoned RS10 and contains single family dwellings.

Site Plan

The site plan proposes a portion of a new public street and improvements to Old Franklin Road. The proposed public street will be a local street. The new public street will provide a connection to the previously approved multi-family residential PUD located to the southeast. The improvements to Old Franklin Road will consist of a turn lane for each direction of travel; the turn lanes will facilitate left turns from Old Franklin Road. Old Franklin Road will be widened to accommodate the improvements.

The portion of the new public street will contain 59 feet of right of way. While the entire section of the right of way is being dedicated within this plan, the full three lane section won't be constructed until the multi-family PUD to the southeast is developed.

The proposed street will include six foot wide sidewalk, and four foot wide planting strip along the western portion of street. The sidewalk width exceeds the local street standard. A six foot wide sidewalk and six foot wide planting strip will be required along the frontage of parcel 038 consistent with the Major and Collector Street Plan (MCSP).

ANALYSIS

The concept plan for the public street will increase street connectivity by connecting to an existing public Street, Old Franklin Road. This street will also provide additional pedestrian connectivity when the required sidewalks are constructed. The plan is consistent with the location and cross section shown in the previous revision of the multi-family PUD. Staff recommends approval as the proposed concept is consistent with the approved PUD and meets the requirements of the subdivision regulations for a new public street.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- Storm structures will be required for the roadway.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- Prior to submitting final construction plans provide written permission from TDOT to construct the road on their right-of-way.

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Concept Plan only. Public water and sewer construction plans must be submitted and approved prior to Final Site Plan approval. These approved construction plans must match the Final Site Plan. The required capacity fees must also be paid prior to Final Site Plan approval.
- This project lies within the Southeast Quadrant and is currently experiencing water capacity issues. Prior to preliminary or final SP approval, Confirmation and reservation of capacity must take place or submittal of a fully executed "Owner's responsibility in regard to Metro Water Services, availability" Statement must be Submitted and added to the SP cover sheet.

STAFF RECOMMENDATION

Approve with conditions.

CONDITIONS

1. Sidewalks which meet requirements of the Major and Collector street plan are required along the entire frontage of parcel 17400003800 with the submittal of the final site plan.
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.

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

Adam Sager, 516 Heather Pl, spoke in favor of the application.

Tom White, 315 Deaderick St, spoke in favor of the application and committed to holding additional community meetings.

John Taylor, 3100 Old Franklin Rd, spoke in opposition to the application because they are taking his water line and his right of way.

Ms. Farr closed the Public Hearing.

Mr. Gobbell spoke in favor of the application.

Mr. Elam spoke in favor of the application.

Councilmember Bedne requested a community meeting be held before he is asked to approve this. This will greatly disturb traffic patterns and create a big disruption in this part of the city.

Mr. Gobbell spoke in favor of the application.

Ms. Moore spoke in favor of the application.

Mr. Gobbell moved and Mr. Tibbs seconded the motion to approve with conditions including the condition that the applicant hold a community meeting. (6-1) Councilmember Bedne voted against.

Councilmember Bedne left the meeting at 6:05 p.m.

Resolution No. RS2019-265

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019S-129-001 approved with conditions including that the applicant hold a community meeting. (6-1)

CONDITIONS

1. Sidewalks which meet requirements of the Major and Collector street plan are required along the entire frontage of parcel 17400003800 with the submittal of the final site plan.
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.

**20. 61-77P-003
GIFFORD COMMERCIAL PUD (REVISION AND FINAL)**

Council District 01 (Jonathan Hall)
Staff Reviewer: Abbie Rickoff

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District located at 204 Gifford Place, at the southeast corner of Whites Creek Pike and Gifford Place, zoned CS (6.01 acres), to permit a 3,000 square foot self-service storage building, requested by The Gifford Partnership and Gifford WMC, applicant and owner.

Staff Recommendation: Withdraw.

The Metropolitan Planning Commission withdrew 61-77P-003 (7-0)

**21. 2019NHL-001-001
JUST PIZZA (NEIGHBORHOOD LANDMARK)**

Council District 24 (Kathleen Murphy)
Staff Reviewer: Abbie Rickoff

A request to approve a Neighborhood Landmark Overlay District on property located at 320 44th Avenue North, approximately 125 feet north of Elkins Avenue, zoned RS7.5 and within the Park-Elkins Neighborhood Conservation District Overlay (0.04 acres), to permit a take-out restaurant, requested by Housing Investment Inc., applicant and owner.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019NHL-001-001 to the August 22, 2019, Planning Commission meeting. (7-0)

22. 2019Z-099PR-001

Staff Reviewer: Amelia Lewis

A request to rezone from R8 to RM15-A zoning for properties located at 2127 and 2129 Cliff Drive, approximately 570 feet southeast of Buena Vista Pike (0.40 acres), requested by Robert Hudson, applicant; Robert Hudson, Arthur S. Yokley Sr. and Arthur S. Yokley Jr., owners.

Staff Recommendation: Approve.

Ms. Lewis presented the staff recommendation of approval.

Robert Hudson, 2721 Cliff Dr, spoke in favor of the application.

Kenneth Forte, 2122 Cliff Dr, spoke in opposition to the application due to traffic and infrastructure concerns. Rolanda Amos, 2124 Cliff Dr, spoke in opposition to the application due to increased traffic and safety concerns.

Gina Cosby, 2125 Cliff Dr, spoke in opposition to the application.

Almyr Clemmer, 2128 Cliff Dr, spoke in opposition to the application.

Ms. Farr closed the Public Hearing.

Ms. Blackshear suggested a deferral to allow time for a community meeting.

Mr. Tibbs spoke in favor of a deferral.

Ms. Moore spoke in favor of a deferral.

Mr. Gobbell spoke in favor of a deferral.

Ms. Blackshear moved and Ms. Moore seconded the motion to defer to the August 22, 2019 Planning Commission meeting. (6-0)

Resolution No. RS2019-266

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-099PR-001 is deferred to the August 22, 2019, Planning Commission meeting. (6-0)

23. 2019Z-121PR-001

Council District 02 (DeCosta Hastings)

Staff Reviewer: Joren Dunnivant

A request to rezone from RS5 to MUN-A zoning for properties located at 106 Fern Avenue and Birch Avenue (unnumbered), approximately 500 feet west of Brick Church Pike (0.97 acres), requested by Carby LLC, applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS5 to MUN-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Mixed Use Neighborhood - Alternative (MUN-A) zoning for property located at 106 Fern Avenue and Birch Avenue, approximately 500 feet west of Brick Church Pike (0.97 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 8 units.*

Proposed Zoning

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

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed, use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit.

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.

Haynes Trinity Supplementary Policy

This site is located within the Haynes Trinity Small Area Plan area of the Bordeaux-Whites Creek-Haynes Trinity Community Plan area. The intent of the supplemental policy is intended to create and enhance neighborhoods with greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques.

The policy calls for improvement of the existing street, sidewalk, bikeway, and storm water infrastructure to T4 Urban Transect standards through new private-sector development.

ANALYSIS

The proposal is for two properties which are located between the Cumberland River and Interstate 24. The surrounding land use is primarily residential and industrial. The site is located on two local streets, one being a dead end.

The goal of this policy area is to develop urban, mixed use neighborhoods with a mix of densities and land uses. The policy has design guidelines which embrace massing, orientation, and setbacks which are urban in nature and promote complete streets and are pedestrian friendly. Because the surrounding existing land use is mostly industrial and residential, the MUN-A zoning supports the goals of the policy to create diversity in land use and intensity. The Alternative zoning will provide urban design standards in the area and enhance the character of the neighborhood.

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: **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)	0.97	8.71 D	8 U	102	11	9

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.5	0.6 F	13 U	96	6	8

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)	0.24	0.6 F	6,272 S.F.	62	8	8

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)	0.23	0.6 F	6,011 S.F.	382	20	42

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+438	+23	+49

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 2 Elementary 1 Middle 1 High

Projected student generation existing MUN-A district: 3 Elementary 2 Middle 1 High

The proposed MUN-A zoning will generate 2 more students than the existing RS5 zoning district. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek High School.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. Consent Agenda. (7-0)

Resolution No. RS2019-267

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-121PR-001 is **approved. (7-0)**"

24. 2019Z-122PR-001

Council District 02 (DeCosta Hastings)

Staff Reviewer: Abbie Rickoff

A request to rezone from IR to MUG zoning for property located at 365 Great Circle Road, at the northern terminus of Athens Way (5.0 acres), requested by Southeastern Property Acquisitions, LLC, applicant; Ebon Falcon LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IR to MUG.

Zone Change

A request to rezone from Industrial Restrictive (IR) to Mixed Use General (MUG) zoning for property located at 365 Great Circle Road, at the northern terminus of Athens Way (5.0 acres).

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 General (MUG) is intended to implement the moderate high intensity mixed-use policies of the general plan including residential, commercial, and office uses. It is an appropriate use near major concentrations of employment, commercial, or industrial uses.

NORTH NASHVILLE COMMUNITY PLAN

D Employment Center (D EC) is intended to enhance and create concentrations of employment that are often in a campus-like setting. A mixture of office and commercial uses are present, but are not necessarily vertically mixed. Light industrial uses may also be present in appropriate locations with careful attention paid to building form, site design and operational performance standards to ensure compatibility with other uses in and adjacent to the D EC area. Secondary and supportive uses such as convenience retail, restaurants, and services for the employees and medium to high density residential are also present.

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 floodplain/floodway and related buffers associated with the Cumberland River.

ANALYSIS

The 5-acre property is located in Metro Center on the north side of Great Circle Road, north of the terminus of Athens Way. The Cumberland River is located to the north, adjacent to the site. The property is developed with an office use. Surrounding land uses include mixed office, industrial, commercial, and community/institutional properties.

This rezoning request is consistent with the D EC policy, which is intended to provide concentrations of office, commercial development, and light industrial uses in areas of intense economic activity featuring large numbers of jobs. The proposed zoning allows for a mixture of uses compatible with land uses of adjacent properties in D EC policy. The site is also located in an area identified by NashvilleNext as a Tier 2 Center. Areas identified as centers contain pedestrian-friendly areas with frequent transit services that contain a dense mixture of land uses. There is an existing MTA bus route on Great Circle Road that includes two bus stops approximately 600 feet away from the site.

The MUG zoning district is consistent with the policy for the area and is appropriate given the surrounding land uses and land use policy. Permitted uses under the MUG zoning district include residential, retail, office, and light industrial uses, which are consistent with the intent of the policy. While the D EC policy is intended to enhance and create concentrations of employment, a balance of nonresidential uses and residential uses is appropriate, and careful consideration should be given to future rezoning requests in this area that would permit residential uses.

FIRE DEPARTMENT RECOMMENDATION

Approved 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)	5.0	0.6 F	130,680 S.F.	253	42	44

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.5	3.0 F	327 U	2432	148	170

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	1.25	3.0 F	163,350 S.F.	1708	181	182

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.25	3.0 F	163,350 S.F.	10368	520	1118

Traffic changes between maximum: **IR and MUG**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+14255	+807	+1426

SCHOOL BOARD REPORT

Given the mix of uses permitted, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. Consent Agenda. (7-0)

Resolution No. RS2019-268

“BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-122PR-001 is **approved. (7-0)**”

25. 2019Z-123PR-001

Council District 21 (Ed Kindall)

Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to R6-A zoning for properties located at 4006 Clifton Avenue and 805 40th Avenue North, at the northwest corner of Catherine Johnson Parkway and 40th Avenue North (0.41 acres), requested by Jonathan Kignham, 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 – Alternative (R6-A) zoning for properties located at 4006 Clifton Avenue and 805 40th Avenue North, at the northwest corner of Catherine Johnson Parkway and 40th Avenue North (0.41 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 two residential units.*

Proposed Zoning

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

NORTH NASHVILLE COMMUNITY PLAN

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

ANALYSIS

The proposed R6-A zoning district is appropriate at this location. One property is located at the northwest corner of 40th Avenue and Clifton, and the second property is located directly beside the corner lot along the north side of Clifton. The Major and Collector Street Plan (MCSP) identifies 40th Avenue as a residential collector, and includes bus service. Surrounding properties include single and two-family residential, multi-family residential and a parking lot. Surrounding zoning includes single-family residential, multi-family residential, Specific Plan and Office and Residential.

While the properties directly behind the site are zoned for single-family, the properties consist of duplex units and are owned by MDHA. Given the location, surrounding uses and zonings, the proposed R6-A is appropriate.

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)	0.41	8.71 D	2 U	29	3	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.41	7.26 D	4 U	38	3	4

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+9	0	+1

METRO SCHOOL BOARD REPORT

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

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

The proposed RM15-A zoning is expected to generate three additional students beyond the existing R8 zoning. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School.

STAFF RECOMMENDATION

Staff recommends approval. The proposed R6-A zoning district is consistent with the T4 NM land use policy at this location.

Approve. Consent Agenda. (7-0)

Resolution No. RS2019-269

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-123PR-001 is **approved. (7-0)**

26. 2019Z-124PR-001

Council District 02 (DeCosta Hastings)

Staff Reviewer: Amelia Lewis

A request to rezone from R10 to RM9 zoning for property located at 3220 Lincoln Avenue, at the northwest corner of Hill Street and Lincoln Avenue (0.23 acres), requested by Red River Development, applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from R10 to RM9.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Multi-Family Residential (RM9) zoning for property located at 3220 Lincoln Avenue, at the northwest corner of Hill Street and Lincoln Avenue (0.23 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of one lot.*

Proposed Zoning

Multi-Family Residential – (RM9) intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre. *RM9 would permit a maximum of two units.*

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 at the intersection of Lincoln Avenue and Hill Street. Hill Street is a platted, 20 foot wide, unimproved right-of-way. The surrounding area is zoned R10 and contains a mix of one and two-family structures and vacant properties. The site has been developed with a two-story duplex.

The land development pattern in the area is largely suburban with culs-de-sac and winding streets. A number of streets in the vicinity are unbuilt or substandard. The subject site is located on a corner and surrounded by existing duplexes and an SP that permits four units.

The T3 NE policy describes the development patterns in the policy as will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. Given the size and location of the lot and surrounding context of primarily two-family residential units, the proposed RM9 zoning will meet the intention of the policy to provide more housing choices in a suburban neighborhood.

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: **R10**

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)	0.23	4.35	2 U	19	2	2

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM9**

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)	0.23	9 D	2 U	15	1	2

Traffic changes between maximum: **R10 and RM9**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-4	-1	0

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 0 Elementary 0 Middle 0 High

Projected student generation existing RM9 district: 0 Elementary 0 Middle 0 High

The proposed zone change would generate no more students than the existing R10 zoning district. Students would attend Cumberland Elementary School, Joelton Middle School, and Whites Creek High School.

STAFF RECOMMENDATION

Staff recommends approval.

Ms. Lewis presented the staff recommendation of approval.

Ashley Becker, 864 Kirkwood Ave, spoke in favor of the application. The density isn't increasing; this will just make the area more appealing.

Kelley Zumwalt, 3213 Alpine Ave, spoke in opposition to the application as she does not want apartment complexes in the area.

George Lopez, 3213 Alpine Ave, spoke in opposition to the application.

The applicant clarified that there will not be an increase in density.

Ms. Farr closed the Public Hearing.

Ms. Moore spoke in favor of the application and explained that apartment concerns are realistic for this property. Mr. Gobbell spoke in favor of the application.

Mr. Tibbs moved and Mr. Elam seconded the motion to approve. (6-0)

Resolution No. RS2019-270

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-124PR-001 is **approved. (6-0)**

27. 2019Z-125PR-001

Council District 02 (DeCosta Hastings)

Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to MUG-A zoning for properties located at 1201, 1203, 1205, and 1207 Brick Church Pike and Brick Church Pike (unnumbered), at the southeast corner of Fern Avenue and Brick Church Pike (0.67 acres), requested by Clint T. Elliott Survey, applicant; Temple Beyth-El Ministries Inc., owner.

Staff Recommendation: Disapprove as submitted. Approve MUN-A.

APPLICANT REQUEST

Zone change from RS5 to MUG-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Mixed Use General-Alternative (MUG-A) zoning for properties located at 1201, 1203, 1205, and 1207 Brick Church Pike and Brick Church Pike (unnumbered), at the southeast corner of Fern Avenue and Brick Church Pike (0.67 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 5 lots.*

Proposed Zoning

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

BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit.

Supplemental Policy

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

ANALYSIS

The site is located at the south corner of Brick Church Pike and Fern Avenue. The site has been developed with one building used for a place of worship. To the west, across Brick Church Pike, there is a mix of multi-family residences and commercial uses. Across Fern Avenue to the north are commercial and light industrial uses. The site is bounded by Interstate 65 to the east and there are single-family detached structures and light industrial uses to the south.

T4-MU policy is applicable to areas that are zoned residential, commercial, and light industrial, where the primary land use is residential, commercial, and light industrial or that are envisioned to become primarily mixed use with residential and ancillary commercial and light industrial. The requested MUG-A is not supported by the policy.

The intent of this policy is not to create large urban commercial centers, in which case MUG-A zoning would be appropriate. Within this area, the policy map directs the highest intensity development to the north, near Trinity Avenue and along parts of Brick Church Pike, decreasing the intensity in this area to support a smaller scale mixed use environment. Mixed Use Neighborhood- Alternative (MUN-A) is a more appropriate zoning based on the policy guidance to provide a mix of residential and ancillary commercial uses. Staff recommends disapproval of MUG-A and approval of MUN-A.

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: **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)	0.67	8.71 D	5 U	48	4	5

Maximum Uses in Proposed Zoning District: **MUG-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)	0.33	3.0 F	43 U	285	22	28

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.17	3.0 F	22,215 S.F.	217	26	26

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.17	3.0 F	22,215 S.F.	1410	71	152

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+1864	+115	+201

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 1 Elementary 1 Middle 1 High
Projected student generation existing MUG-A district: 9 Elementary 8 Middle 5 High

The proposed MUG-A zoning district is expected to generate 22 more students than what is typically generated under the existing RS5 zoning district. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek High School.

STAFF RECOMMENDATION

Staff recommends disapproval as submitted and approval of MUN-A.

Disapprove as submitted.-Approve MUN-A. Consent Agenda. (7-0)

Resolution No. RS2019-271

"BE IT RESOLVED by The Metropolitan Planning Commission that 2019Z-125PR-001 is disapproved as submitted. Approve MUN-A. (7-0)

28. 2019DTC-018-001

HOTEL INDIGO EXPANSION

Council District 19 (Freddie O'Connell)

Staff Reviewer: Justin Wallace

Request for an overall height modification to the standards of the Downtown Code to allow a rooftop addition to an existing structure at 231 3rd Ave N. for a total of 15 stories, within the Core Historic subdistrict, requested by Gresham Smith, applicant.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019DTC-018-001 to the August 22, 2019, Planning Commission meeting. (6-0-1)

H: OTHER BUSINESS

29. Employee contract renewal for David Kline, Jennifer Higgs, John Broome, Nick Lindeman, and Michael Briggs

Resolution No. RS2019-272

"BE IT RESOLVED by The Metropolitan Planning Commission that the Employee contract renewal for David Kline, Jennifer Higgs, John Broome, Nick Lindeman and Michael Briggs are approved. (7-0)

30. Employee contract amendment for Karimeh Sharp

Resolution No. RS2019-273

"BE IT RESOLVED by The Metropolitan Planning Commission that the Employee contract amendment for Karimeh Sharp is approved. (7-0)

31. Historic Zoning Commission Report

32. Board of Parks and Recreation Report

33. Executive Committee Report

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

Resolution No. RS2019-274

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are approved. (7-0)

35. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

August 22, 2019

MPC Meeting

4 pm, 1441 12th Avenue South, Midtown Hills Police Precinct

September 12, 2019

MPC Meeting

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

September 26, 2019

MPC Meeting

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

October 10, 2019

MPC Meeting

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

October 24, 2019

MPC Meeting

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

November 14, 2019

MPC Meeting

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

December 12, 2019

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 6:37 p.m.