

Metropolitan Planning Commission



Staff Reports

July 18, 2019



Metro Planning Commission Meeting of 7/18/2019

Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to 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.



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NO SKETCH



Project Nos.	Text Amendment 2019Z-006TX-001
Project Name	Pre-Application Conference Notification
Council Bill No.	BL2019-1615
Council District	Countywide
School District	Countywide
Requested by	Councilmember Tanaka Vercher

Staff Reviewer	Milligan
Staff Recommendation	<i>Withdraw.</i>

APPLICANT REQUEST

Amend the Zoning Code to add a requirement for notification of pre-application conferences.

STAFF RECOMMENDATION

Staff recommends withdrawal at the request of the applicant.

Ordinance BL2019-1615

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).

WHEREAS, District Council members have a duty to remain informed and abreast of significant potential developments that may occur within their respective districts; and

WHEREAS, in many instances, District Council members remain unaware of proposed developments until scheduled for Metropolitan Planning Commission hearings or administrative approvals; and

WHEREAS, Pre-Application Conferences are meetings conducted between the Metropolitan Planning Department and potential developers prior to submission of development or zoning applications; and

WHEREAS, alerting District Council members in advance to Pre-Application Conferences can further members’ ability to remain informed of potential developments within their districts at stages sufficiently early to allow for participation and constituent engagement in the development process.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.40.735 of the Metropolitan Code of Laws is hereby created with the following language:



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17.40.735 – Pre-Application Conferences and Council Member Notification.

- A. A Pre-Application Conference shall be defined as a meeting between the Planning Department and a developer or developer's representative to discuss potential developments that require a review by the Planning Department prior to the submission of any application.
- B. The Planning Department shall provide three (3) business days' notice of any Pre-Application Conference to the district council member representing the area to be addressed at the meeting. The district council member shall be afforded the opportunity to attend such meeting.
- C. Summaries of all Pre-Application Conferences, including copies of any renderings or drawings, shall be maintained by the Planning Department for a period of no less than 12 months and shall be made available to the district council member at their request.

Section 2. This Ordinance shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsor(s)

Tanaka Vercher



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2017Z-037PR-001

Map 071-08, Parcel(s) 272

Map 071-12, Parcel(s) 001

05, East Nashville

05 (Scott Davis)



Project No.	Zone Change 2017Z-037PR-001
Council Bill No.	Substitute Bill BL2019-1569
Council District	05- Davis
School District	5 - Buggs
Requested by	Councilmember Scott Davis, applicant; American Dream Developers, Inc., owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve a second substitute with conditions and disapprove without all conditions.</i>

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.



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SP NAME	1804 & 1806 Lischey Avenue
SP NUMBER	2017Z-037PR-001
COUNCIL DISTRICT	05
MAP & PARCEL	07112000100 & 07108027200
SITE DATA	2.3 acres
EXISTING ZONING	RS5
PROPOSED ZONING	SP(R)
ALLOWABLE LAND USES	All uses permitted by RM20-A with the exception that Short Term Rental Property - Not Owner Occupied and Short Term Rental Property - Owner Occupied shall be prohibited



Specific Plan (SP) Standards:

1. The purpose of this SP is to receive preliminary approval to permit the development of a 2.3 acre residential development per the requirements of RM20-A fallback zoning and the requirements herein.
2. This property shall not be eligible for short-term rental property (STRP) permits under Chapter 17.16 of the Metropolitan Code of Laws. Short Term Rental Property (STRP) - Owner Occupied and Short Term Rental Property - Non-owner Occupied uses shall be prohibited.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations, and requirements of RM20-A fallback zoning as of the date of the application request or 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 the 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.
5. The following design standards shall apply:
 - a. **Building Orientation:** Buildings shall orient to Lischey Avenue or to internal open space; bldg. facades fronting Lischey shall provide a minimum of one principal entrance (door way) and a direct connection to the public sidewalk.
 - b. **Setbacks:** Front building placement for buildings fronting Lischey Avenue shall be consistent with the setbacks of the adjacent SP at 1801 Meridian (2017SP-066-001; Side and Rear setbacks shall be a minimum of 5 feet in width.
 - c. **Glazing:** A minimum of 15 % glazing shall be provided on all building facades fronting Lischey Avenue or internal open space (calculated as a % of ground floor facade measured from finished floors to ceiling). Windows shall be vertically oriented at a ratio 1.5:1 or greater; planning staff may allow modifications to this standard for dormers, decorative windows, clerestory windows, egress windows, storefront windows, curtain walls and other special conditions.
 - d. **Passages:** Sidewalks shall be provided between buildings to provide access from rear parking areas to the building fronts and providing access to Lischey Avenue sidewalk.
 - e. **Height:** Building height shall be limited to 30 feet in height for buildings oriented to Lischey Avenue measured from average grade to top of eave or roof deck. Building heights per RM20-A standards shall be permitted with a 15 foot horizontal building stepback from the Lischey Avenue façade; interior building heights shall be limited by RM20-A standards.
 - f. **Parking:** No Parking shall be located between the buildings and Lischey Avenue.
 - g. **Dedication of alley right-of-way:** Dedicate 20 feet of alley right-of-way along the entire southern property line from Lischey Avenue to the rear of the property.
 - h. **Access:** Shall be limited to the 20 ft. alley along the southern property line off of Lischey Avenue.
 - i. **Building Separation:** Minimum 6 ft. building separation shall be required for all development.
 - j. **Landscape Buffers:** A TYPE (A) buffer shall be provided per the Metro Zoning Ordinance along the adjacent RS5 zoned property to the West. No other buffer requirements of 17.24 shall apply.
6. 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.



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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.



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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



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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.



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2016SP-024-003

MCGAVOCK HOUSE SP (AMENDMENT)

Map 082-03, Parcel(s) 218, 227-229, 231, 415-417, 551

05, East Nashville

05 (Scott Davis)



Project No.	Specific Plan 2016SP-024-003
Project Name	McGavock House SP (Amendment)
Council Bill No.	BL2019-1727
Council District	05 – Davis
School District	5 - Buggs
Requested by	Tune, Entrekin & White, applicant; various property owners.
Staff Reviewer	Lewis
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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

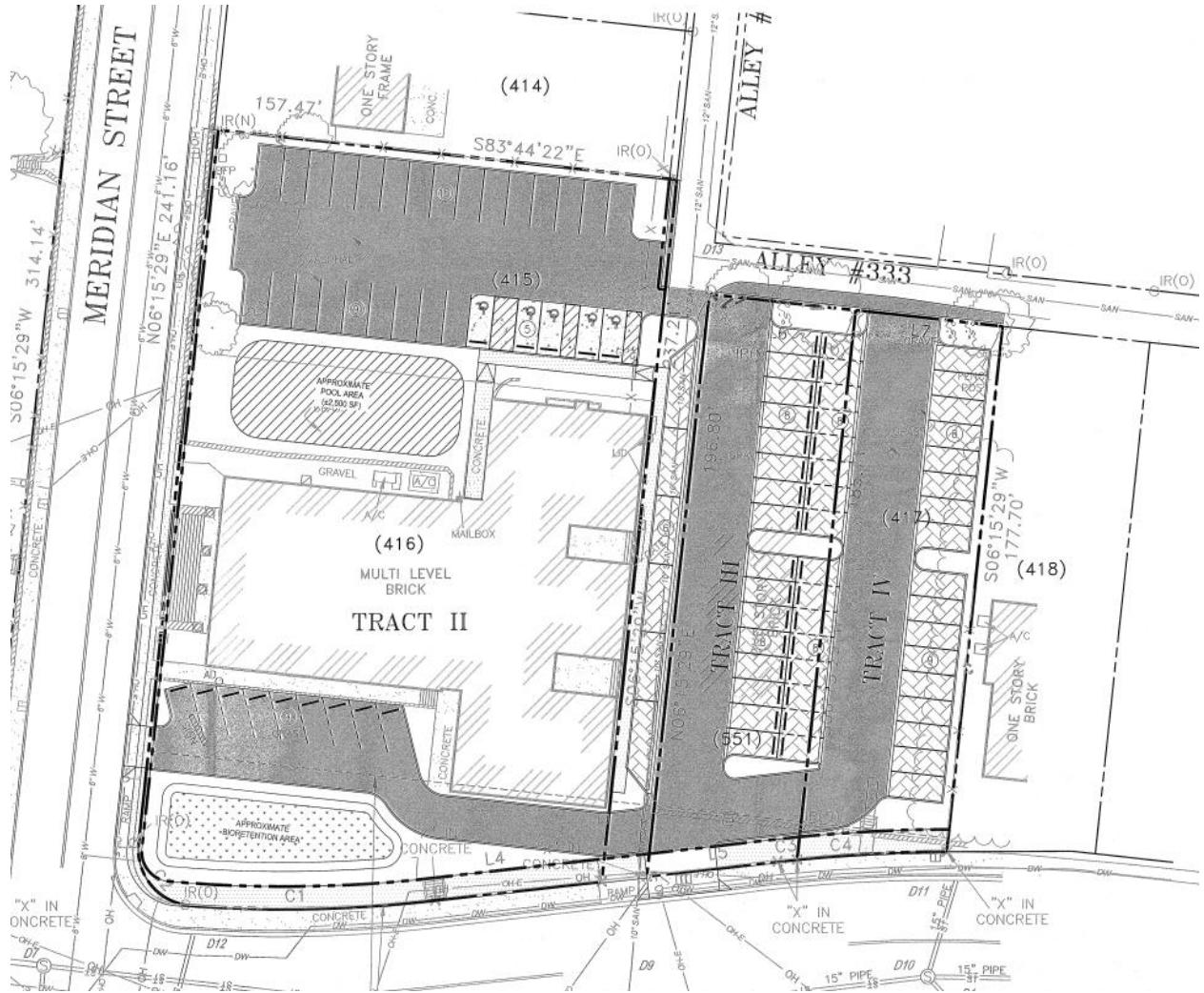
T4 Urban Neighborhood Center (T4 NC) is intended to maintain, enhance, and create urban neighborhood centers that serve urban neighborhoods that are generally within a 5 minute walk. T4 NC areas are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, 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.



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Proposed Site Plan



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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.



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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



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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.



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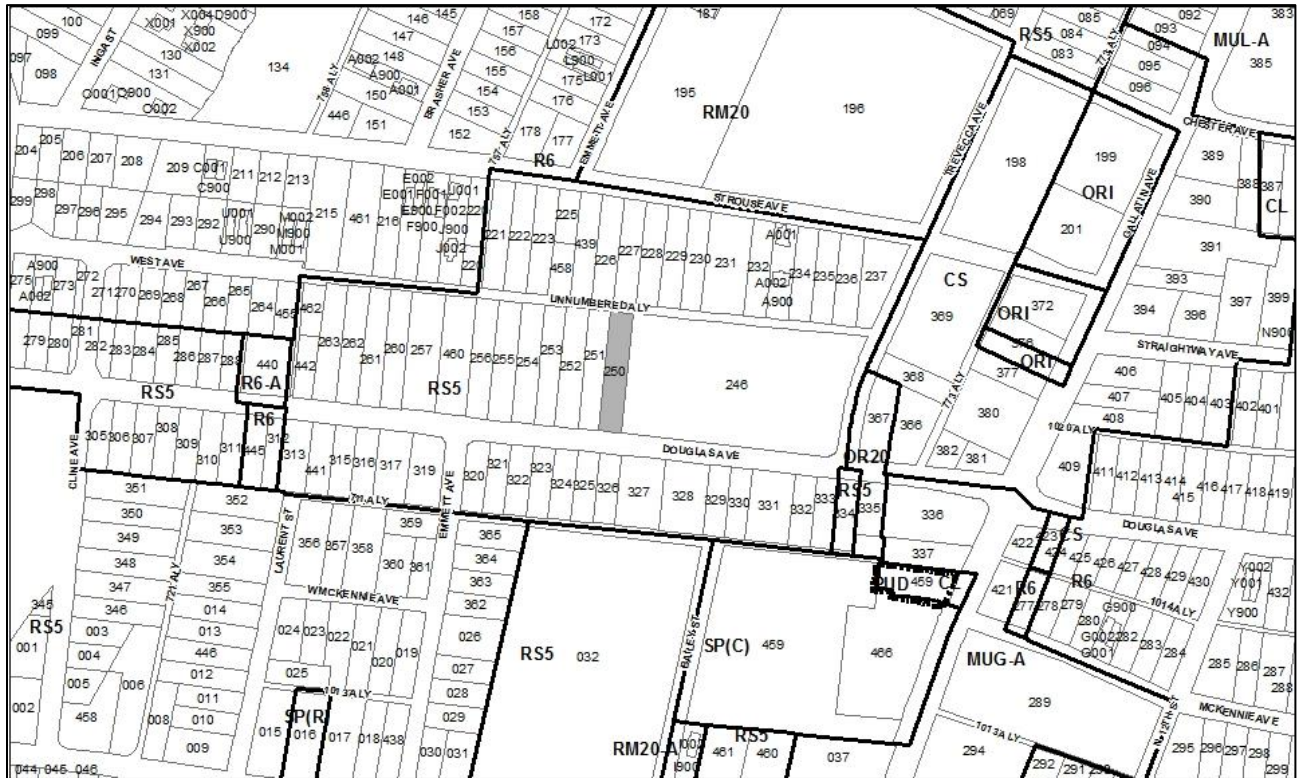
3. Final approval for the pool is not granted with approval of this preliminary SP. Final approval may be granted with the final site plan dependent on additional details being provided to staff including finalized location and screening plans.
4. No opaque fencing shall be permitted to screen the pool.
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.



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2018Z-087PR-001

Map 072-13, Parcel(s) 250

05, East Nashville

05 (Scott Davis)



Project No.	Zone Change 2018Z-087PR-001
Council Bill No.	Second Substitute Bill BL2018-1413
Council District	05- Davis
School District	5 - Buggs
Requested by	Councilmember Scott Davis, applicant; Kimberly Smith-Tucker, owner.
Staff Reviewer	Shepard
Staff Recommendation	<i>Approve the second substitute.</i>

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



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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.



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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.



Metro Planning Commission Meeting of 7/18/2019



2019Z-128PR-001

Map 071-12, Parcel(s) 102-103, 105-108

05, East Nashville

05 (Scott Davis)



Project No.	Zone Change 2019Z-128PR-001
Council Bill No.	BL2019-1728
Council District	05 – S. Davis
School District	5 - Buggs
Requested by	Tune, Entrekin & White, PC, applicant; Cherokee Development Partners, LP, owner.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Disapprove.</i>

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.



Metro Planning Commission Meeting of 7/18/2019

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.



Metro Planning Commission Meeting of 7/18/2019

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

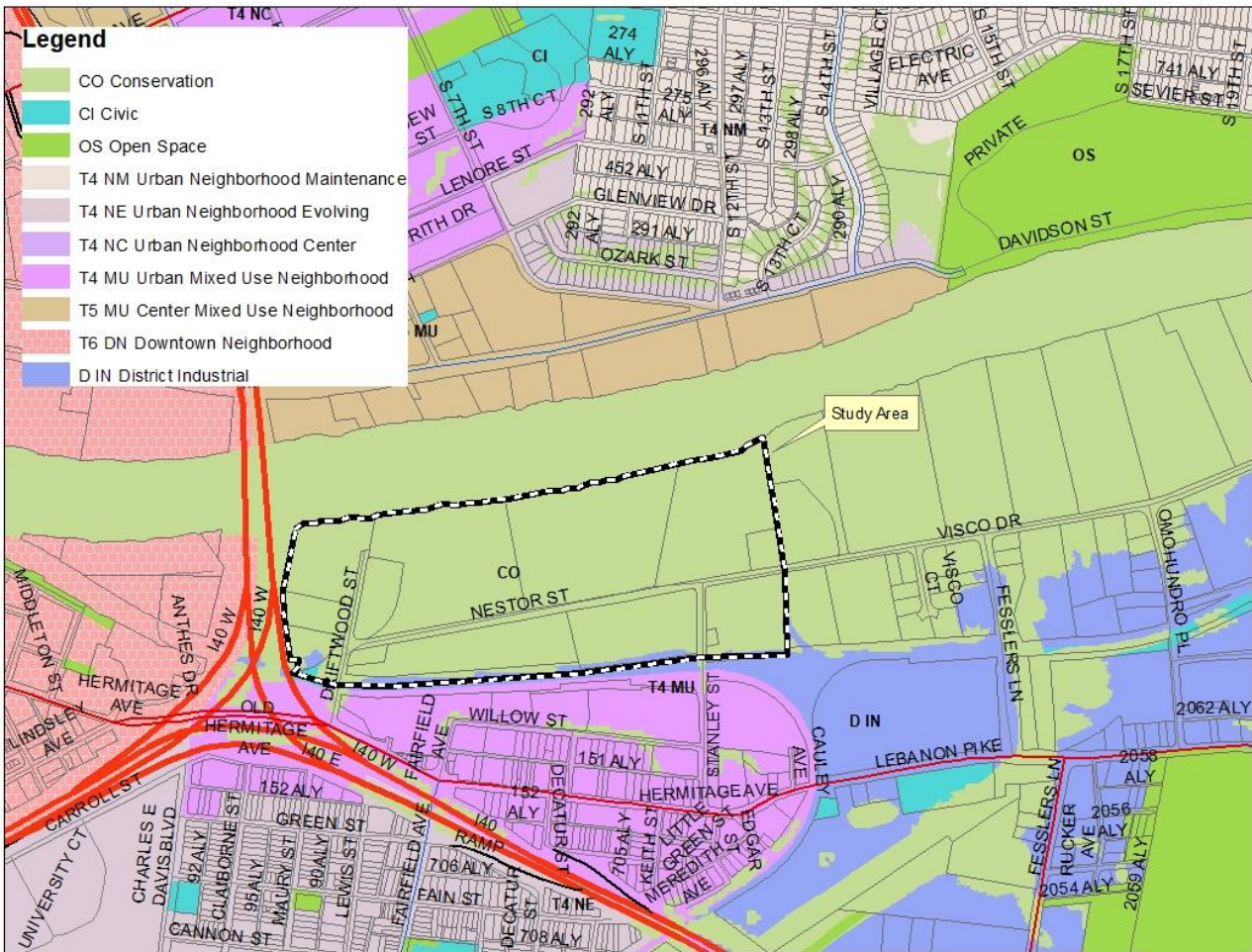
Given the mix of uses permitted, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature.

STAFF RECOMMENDATION

Staff recommends disapproval.



Metro Planning Commission Meeting of 7/18/2019



2018CP-011-002

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

Map 093-12, Parcel(s) 009.01, 007-009, 011-013, 015, 120, 126

Map 094-09, Parcel(s) 001-002, 092-093

11, South Nashville

19 (Freddie O'Connell)



Project No.	Major Plan Amendment 2018CP-011-002
Project Name	South Nashville Community Plan Amendment
Council District	19 – O’Connell
School District	5 – Buggs
Requested by	GDC, applicant; various property owners.
Deferrals	This item was deferred at the December 13, 2018, February 28, 2019, and May 9, 2019, Planning Commission meetings. No public hearing was held.
Staff Reviewer	Grider
Staff Recommendation	<i>Withdraw.</i>

APPLICANT REQUEST

Amend South Nashville Community Plan to change the policy.

Major Plan Amendment

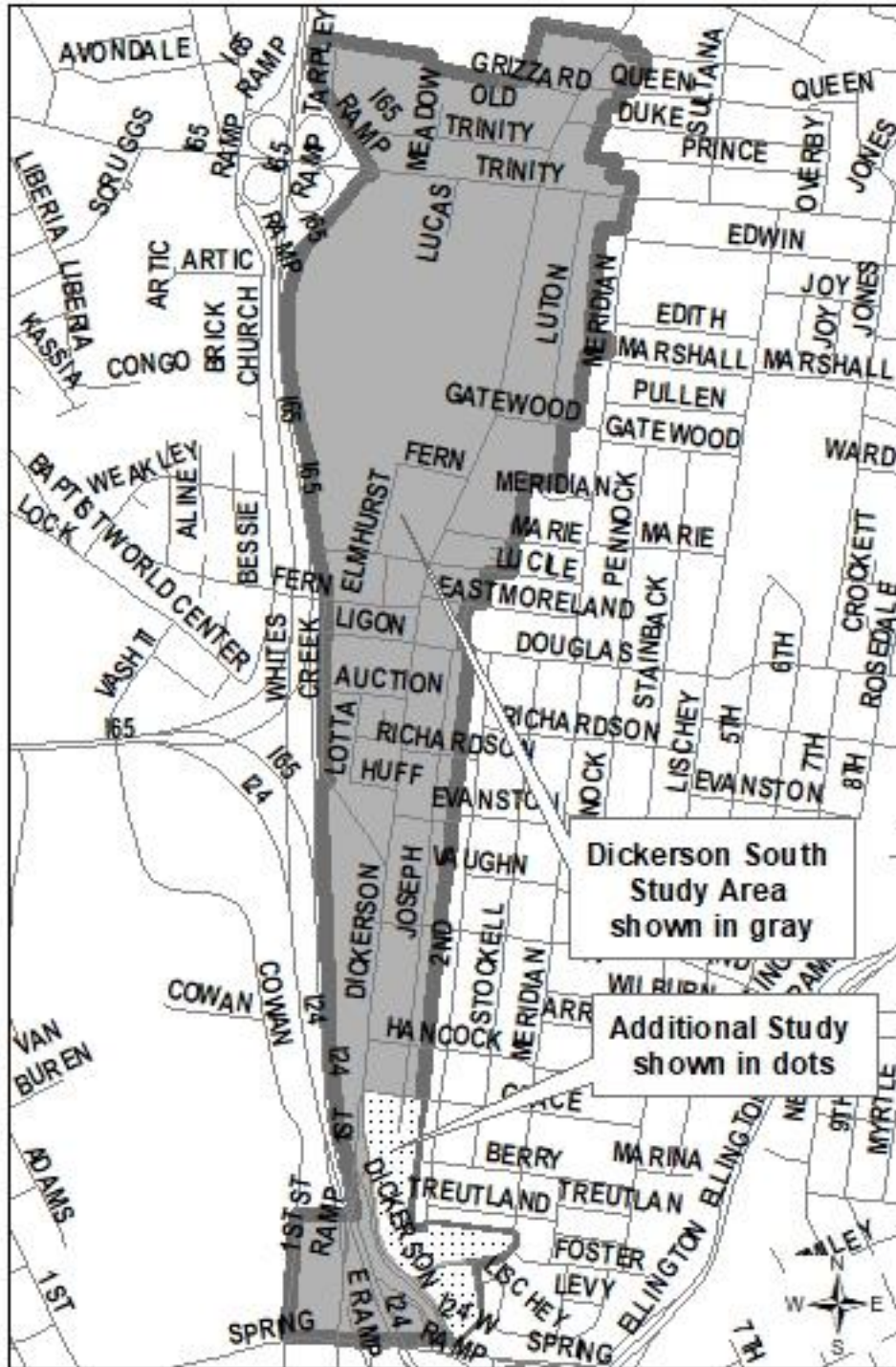
A request to amend the South Nashville Community Plan by changing from District Industrial Policy and Conservation Policy to T5 Mixed Use Neighborhood Policy on various properties, zoned Industrial General (IG) and Industrial Restrictive (IR) (81.3 acres).

STAFF RECOMMENDATION

Staff recommends withdrawal at the request of the applicant.



Metro Planning Commission Meeting of 7/18/2019



2019CP-005-002
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
Various Properties
05, East Nashville
5 (S. Davis)



Project No. Major Plan Amendment 2019CP-005-002
Project Name East Nashville Community Plan Amendment
Council District 05 – S. Davis
School District 5 – Buggs
Requested by Metro Nashville Planning Department, applicant; various owners.

Deferrals This portion of the Dickerson South Study was deferred at the June 13, 2019, Planning Commission meeting. A public hearing was held.

Staff Reviewer Briggs
Staff Recommendation *Defer to the September 26, 2019, Planning Commission meeting.*

APPLICANT REQUEST
Amend East Nashville Community Plan.

Major Plan Amendment

A request to amend the East Nashville Community Plan on various parcels located along the eastern side of Dickerson Pike between Grace Street and Spring Street.

EAST NASHVILLE COMMUNITY PLAN

Background

The Dickerson South Corridor Study (Study) area is defined by Interstates 24/65 to the west, Pages Branch to the north of Trinity Lane, various property lines along the east that transition into residential neighborhoods, and Spring Street to the south. At its meeting on June 13, 2019, the Planning Commission adopted the Study with the exception that the portion of the area east of Dickerson Pike from Grace Street south to Spring Street be removed and deferred to July 18, 2019, to allow for additional study. This area is shown in dots on the adjacent map.

ANALYSIS

Planning staff formulated a work plan to further analyze the area. Staff is developing a three-dimensional model for public input at a future neighborhood meeting. The model is not finalized.

COMMUNITY PARTICIPATION

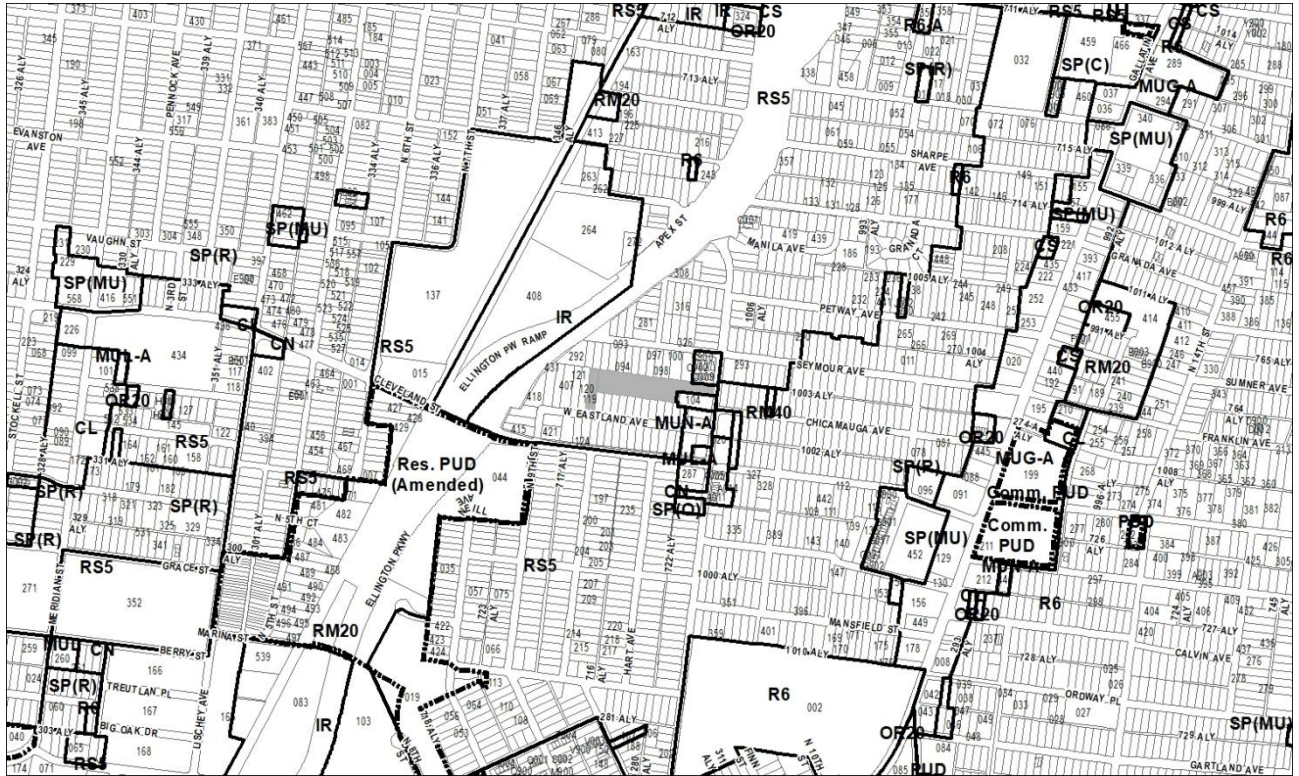
Planning staff undertook an extensive public outreach and participation program with the Study. Staff needs additional time to coordinate neighborhood meetings, process community feedback, and formulate a recommendation for the area.

STAFF RECOMMENDATION

Staff recommends deferral of this portion of the plan amendment area to the September 26, 2019, Planning Commission meeting to allow for further study including modeling and community participation.



Metro Planning Commission Meeting of 7/18/2019



2019SP-027-001
ROOTS EAST SP
Map 082-08, Parcel(s) 103, 119
05, East Nashville
05 (Scott Davis)



Project No. Specific Plan 2019SP-027-001
Project Name Roots East SP
Council District 05 - Davis
School District 5 - Buggs
Requested by Smith Gee Studio, applicant; Woodland Street Partners, LLC, owner.

Deferrals This item was deferred at the May 23, 2019, June 13, 2019, and June 27 2019, Planning Commission meetings. No public hearing was held.

Staff Reviewer Napier
Staff Recommendation *Defer to the August 22, 2019 Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit up a mixed use development.

Preliminary SP

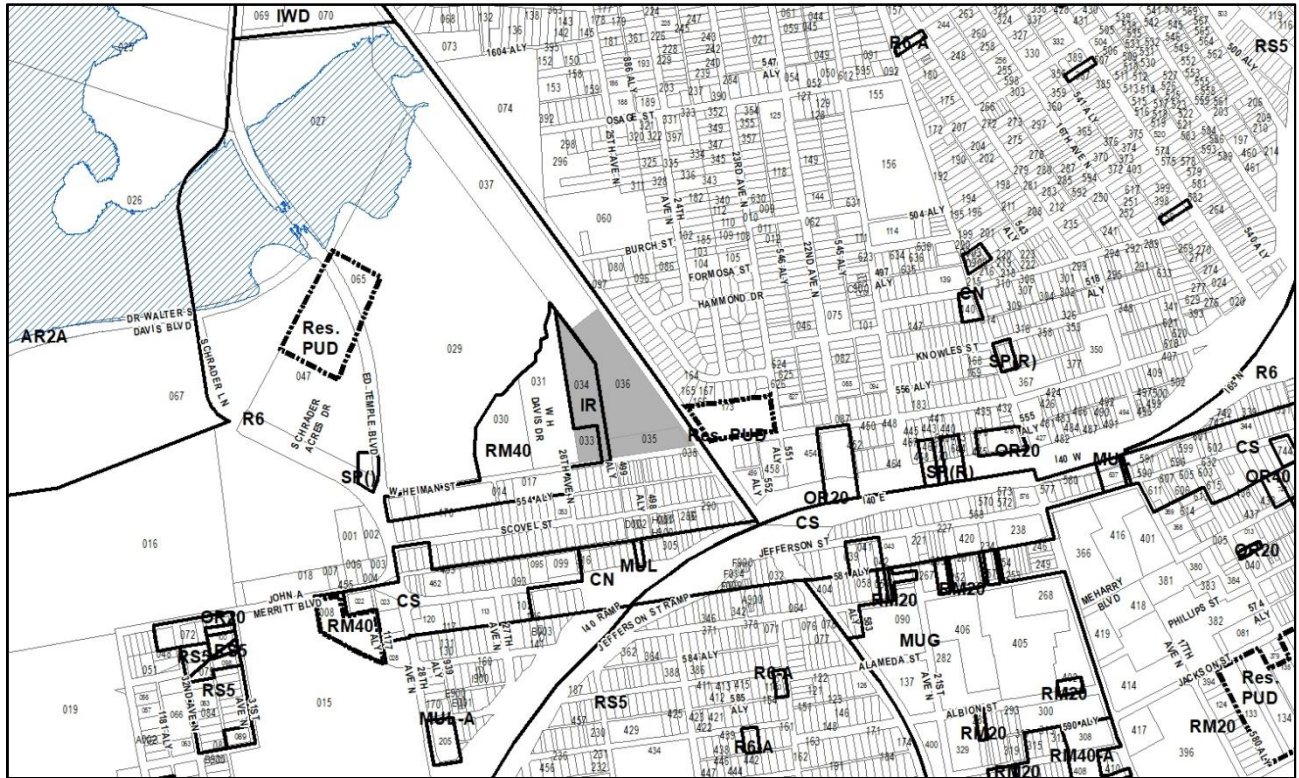
A request to rezone from Single-Family Residential (RS5) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 930 McFerrin Avenue and 907 W Eastland Avenue, approximately 180 feet south of Seymour Avenue and within the Greenwood Neighborhood Conservation Overlay District (2.46 acres), to permit a mixed use development.

STAFF RECOMMENDATION

Staff recommends deferral to the August 22, 2019, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 7/18/2019



2019SP-045-001
2500 W. HEIMAN STREET
Map 081, Parcels 033-036
8, North Nashville
21 (Ed Kindall)



Project No. Specific Plan 2019SP-045-001
Project Name 2500 W. Heiman Street
Council District 21 - Kindall
School District 1 - Gentry
Requested by Smith Gee Studio, applicant; FMBC Investments, owners.

Deferrals This item was deferred at the June 13, 2019, and June 27, 2019, Planning Commission meetings. No public hearing was held.

Staff Reviewer Dunnivant
Staff Recommendation *Defer to the September 12, 2019, Planning Commission meeting.*

APPLICANT REQUEST

Zone change from RM40, IR, and R6 to SP-MU zoning.

Preliminary SP

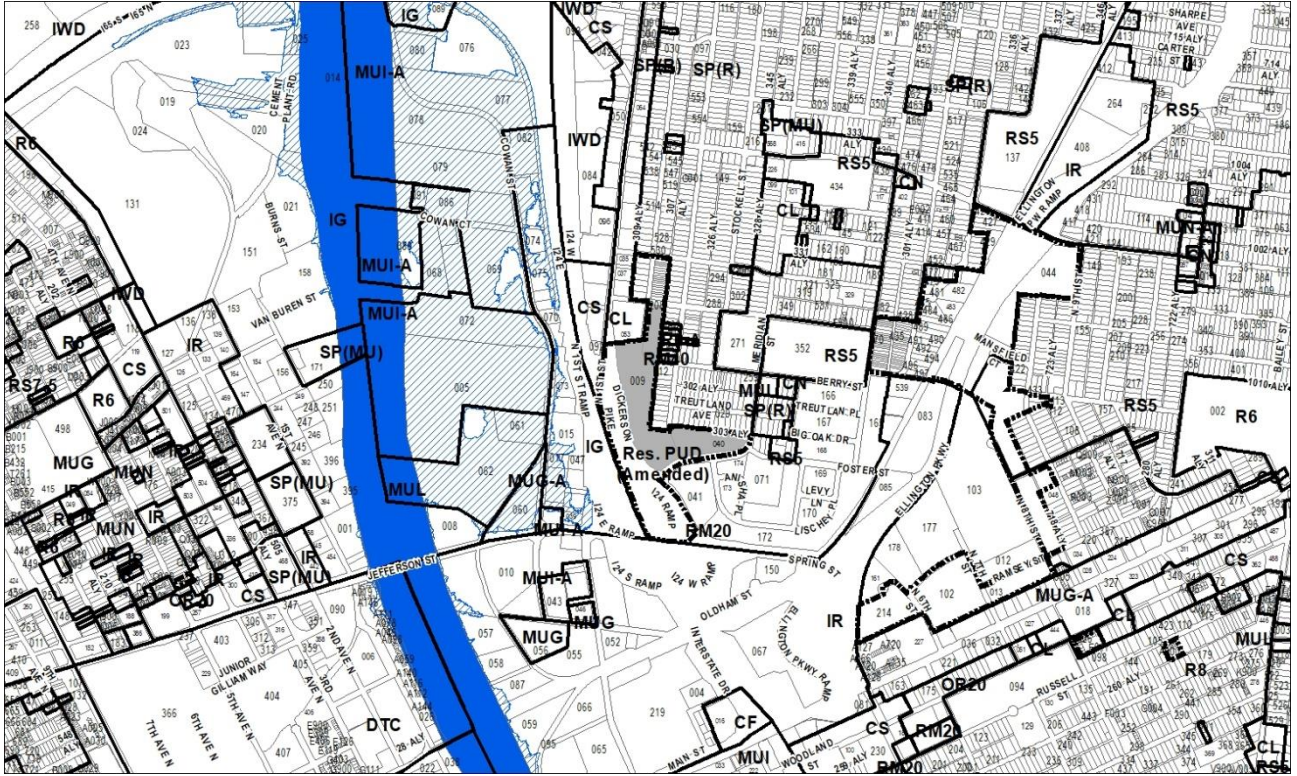
A request to rezone from Multi-Family Residential (RM40), Industrial Restrictive (IR), and One and Two-Family Residential (R6) to Specific Plan – Residential (SP-R) zoning for properties located at 2518, 2500, 2404 West Heiman Street, and Heiman Street (unnumbered), located along the north side of Grace Street, (11.68 acres), to permit a multi-family residential development.

STAFF RECOMMENDATION

Staff recommends deferral to the September 12, 2019, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 7/18/2019



2019SP-046-001 & 2003P-015-002
SKYLINE EAST SP AND PUD (CANCELLATION)
Various Maps, Various Parcels
05, East Nashville
05 (Scott Davis)



Project No. Specific Plan 2019SP-046-001
Project Name Planned Unit Development 2003P-015-002
Council District Skyline East SP and PUD (Cancellation)
School District 05 – Davis
Requested by 5 – Buggs
 Smith Gee Studio, applicant; Riverchase Holdings, owner.

Deferrals This case was deferred at the June 27, 2019, Planning Commission meeting. No public hearing was held.

Staff Reviewer Lewis
Staff Recommendation *Defer indefinitely.*

APPLICANT REQUEST

Rezone from RM20 to SP-MU to permit a mixed-use development.

Preliminary SP

A request to rezone from Multi-Family Residential (RM20) to Special Plan – Mixed Use (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).

Cancel PUD

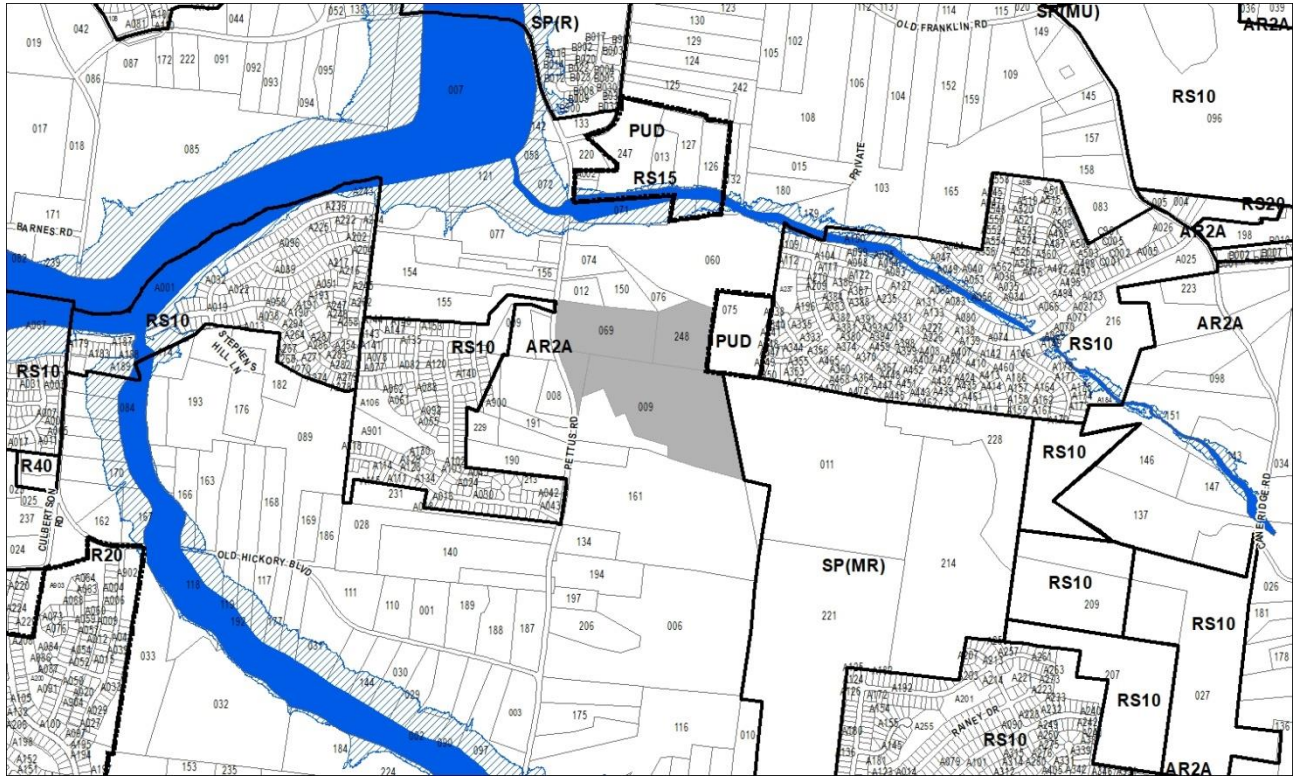
A request to cancel a portion of a Planned Unit Development Overlay District for properties located at 651 and 660 Joseph Avenue and 301 North 2nd Street, located along the south side of Grace Street, zoned Multi-Family Residential (RM20) (14.38 acres).

STAFF RECOMMENDATION

Staff recommends indefinite deferral at the request of the applicant.



Metro Planning Commission Meeting of 7/18/2019



2019SP-048-001

CEDARS OF CANE RIDGE SP

Map 174, Parcel(s) 011.01, 009, 069, 248

12, Southeast

31 (Fabian Bedne)



Project No. Specific Plan 2019SP-048-001
Project Name Cedars of Cane Ridge SP
Council District 31 - Bedne
School District 6 - Bush
Requested by Land Solutions Company LLC, applicant; Green Trails LLC and William Turner, owners.

Deferrals This item was deferred at the June 13, 2019 and June 27, 2019 Planning Commission meetings. No public hearing was held.

Staff Reviewer Napier
Staff Recommendation *Defer to the August 22, 2019 Planning Commission meeting.*

APPLICANT REQUEST

Rezone to SP to permit 137 single-family residential units.

Preliminary SP

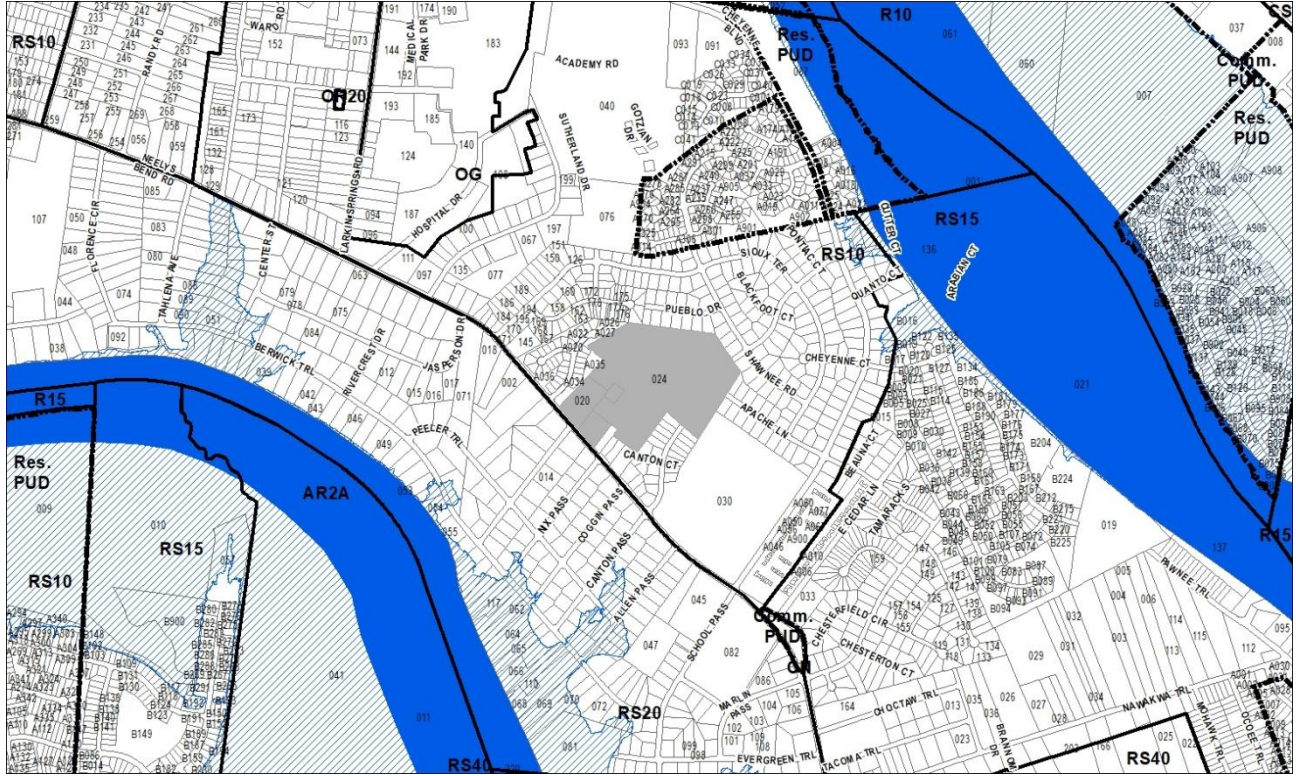
A request to rezone from Agricultural/Residential (AR2A) to Specific Plan-Residential (SP-R) zoning for properties located at 5866 Pettus Road, Pettus Road (unnumbered), and a portion of property located at 5916 Pettus Road, approximately 880 feet northeast of Sundown Drive (43.7 acres), to permit 137 single-family residential lots and open space.

STAFF RECOMMENDATION

Staff recommends deferral to the August 22, 2019, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 7/18/2019



2019S-081-001

FOX VALLEY SUBDIVISION

Map 052, Parcel(s) 020, 024, 025, 042

04, Madison

09 (Bill Pridemore)



Project No. Concept Plan 2019S-081-001
Project Name Fox Valley Subdivision
Council District 09 – Pridemore
School District 3 – Speering
Requested by T-Square Engineering, applicant; 1201 Neelys Bend Road, LLC, owner.

Deferrals This request was deferred from the June 13, 2019, and the June 27, 2019, Planning Commission meetings. The public hearing was held and closed.

Staff Reviewer Swaggart
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

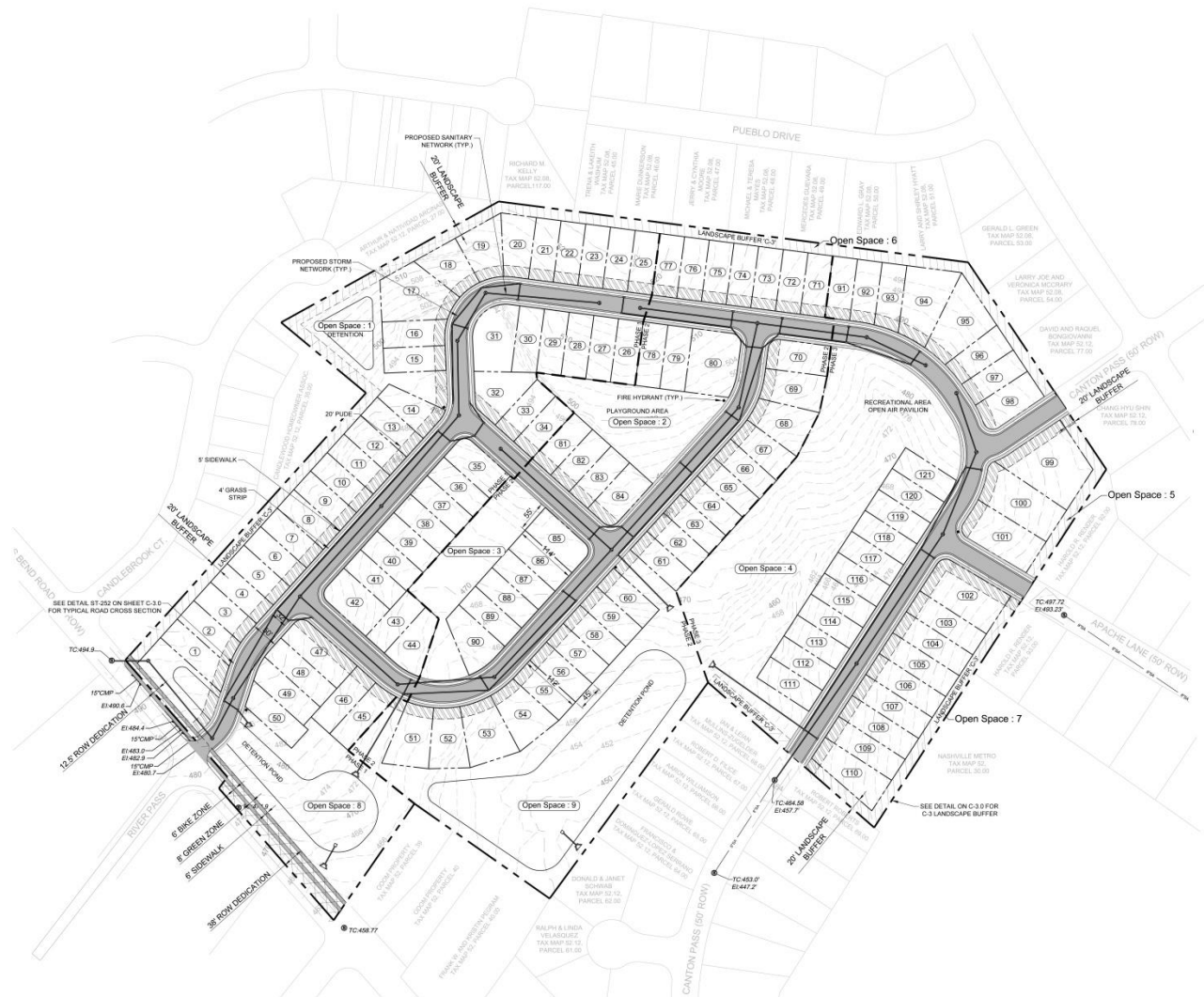
The site is within the Suburban Neighborhood Maintenance (T3 NM) and the Conservation (CO) policies. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For T3 NM and CO, the conventional regulations found 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



Metro Planning Commission Meeting of 7/18/2019



Proposed Concept Plan



Metro Planning Commission Meeting of 7/18/2019

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).



Metro Planning Commission Meeting of 7/18/2019

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

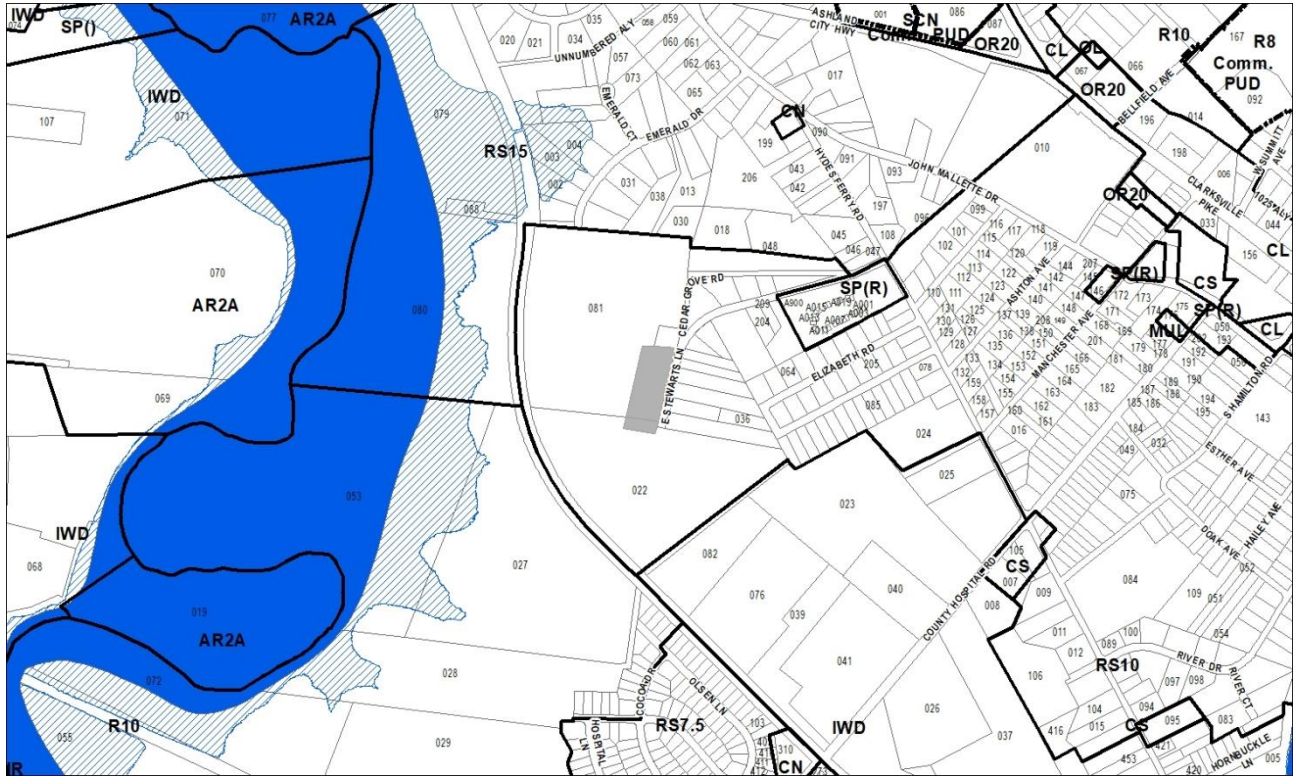
1. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final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



SEE NEXT PAGE



Metro Planning Commission Meeting of 7/18/2019



2019S-109-001

RICHARDS FARMS SUBDIVISION

Map 008, Parcel(s) 022

Map 069, Parcel(s) 081

01, Joelton; 03, Bordeaux - Whites Creek - Haynes Trinity

02 (DeCosta Hastings)



Project No. Final Plat 2019S-109-001
Project Name Richards Farms Subdivision
Council District 02 – Hastings
School District 1 - Gentry
Requested by Clint Elliott Survey, applicant; Gus Richards, Jr, owner.

Deferrals This item was deferred at the June 27, 2019 Planning Commission meeting. No public hearing was held.

Staff Reviewer Napier.
Staff Recommendation *Defer to the August 22, 2019, Planning Commission meeting.*

APPLICANT REQUEST

Final Plat to create up to 11 lots.

Concept Plan

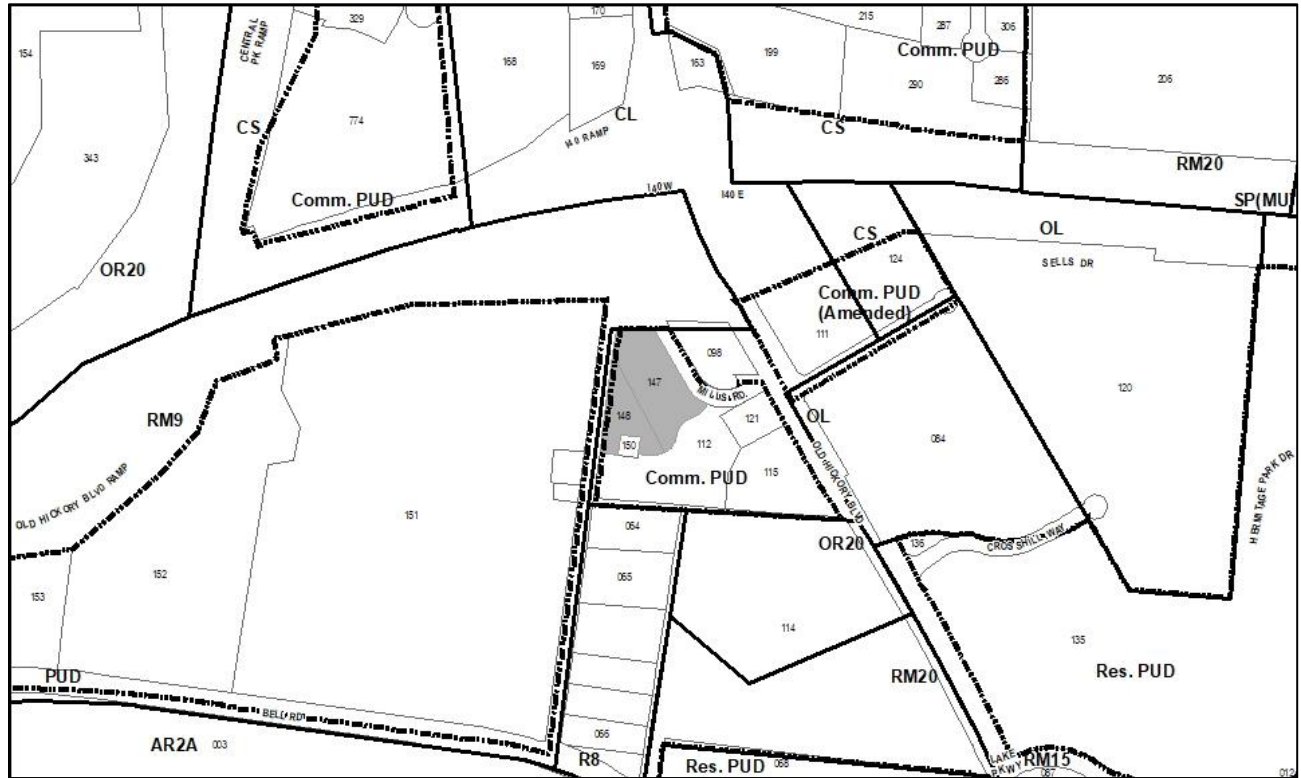
A request for final plat approval to create 11 lots on property located at 1601 East Stewarts Lane and a portion of property at 1501 East Stewarts Lane, approximately 375 feet south of Cedar Grove, zoned Single-Family Residential (RS10) (2.55 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the August 22, 2019, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 7/18/2019



191-69P-001

PRIEST LAKE CENTER PUD (AMENDMENT)

Map 097, Parcels 147-148

14, Donelson – Hermitage – Old Hickory

14 (Kevin Rhoten)



Project No. **Planned Unit Development 191-69P-001**
Project Name **Priest Lake Center PUD (Amendment)**
Council District 14 – Rhoten
School District 4 – Shepherd
Requested by W. Wright E.C. LLC, applicant; Swami-Shreeij Hermitage, LLC, owner.

Deferrals This item was deferred at the June 27, 2019, Planning Commission meeting. No public hearing was held.

Staff Reviewer Lewis
Staff Recommendation *Defer to the August 22, 2019, Planning Commission meeting.*

APPLICANT REQUEST

Amend PUD to permit the construction of a hotel.

PUD Amendment

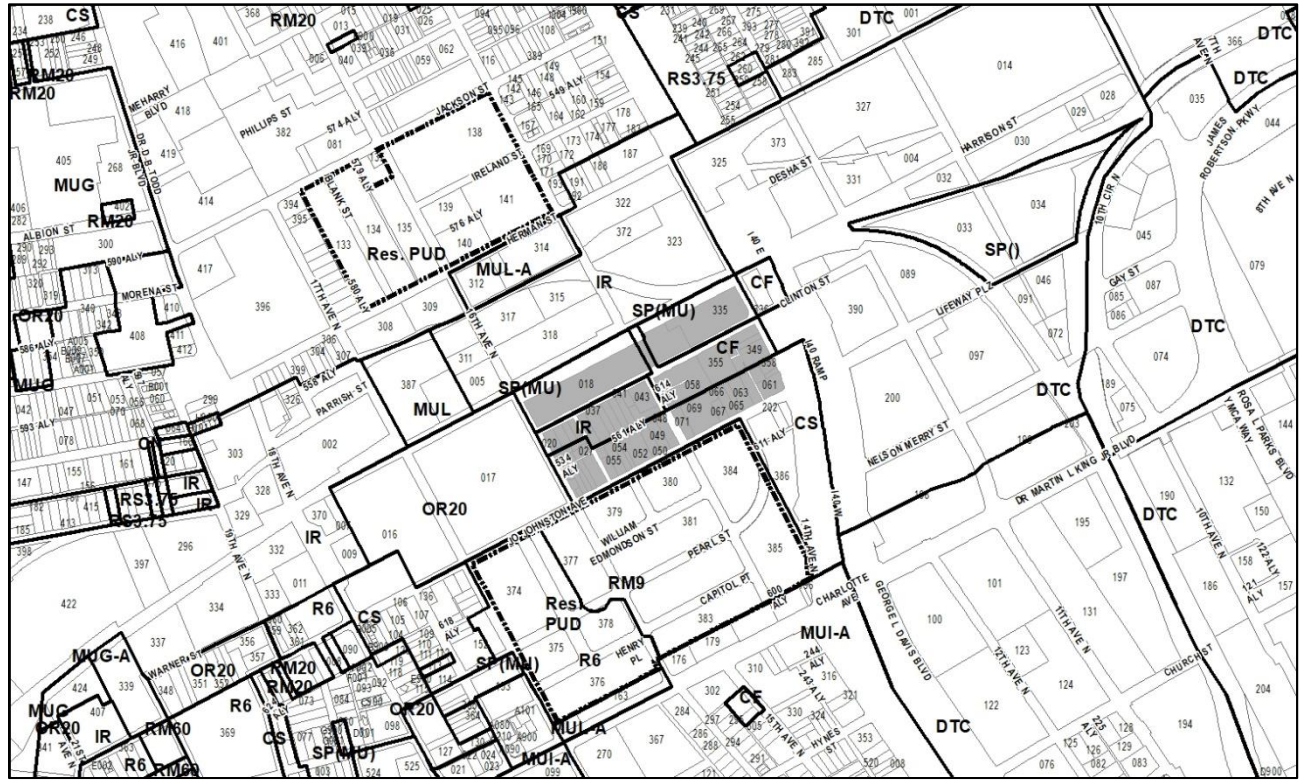
A request to amend a portion of a Commercial Planned Unit Development Overlay District for properties located at 4021 and 4033 Mills Road, approximately 260 feet west of Old Hickory Boulevard, zoned Commercial Limited (CL) (2.13 acres), to permit a hotel.

STAFF RECOMMENDATION

Staff recommends deferral to the August 22, 2019, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 7/18/2019



2019HP-001-001

Various Maps, Various Parcels

8, North Nashville

19 (Freddie O'Connell)



Project No. Historic Preservation Overlay District
2019HP-001-001
Project Name Marathon Village
Council Bill No. BL2019-1584
Council District 19 – O’Connell
School District 5 – Buggs
Requested by Councilmember Freddie O’Connell, applicant; Various property owners.

Deferrals This case was deferred at the June 27, 2019, Planning Commission hearing. No public hearing was held.

Staff Reviewer Lewis
Staff Recommendation *Defer indefinitely.*

APPLICANT REQUEST
Apply Historic Preservation Overlay District

Zone Change

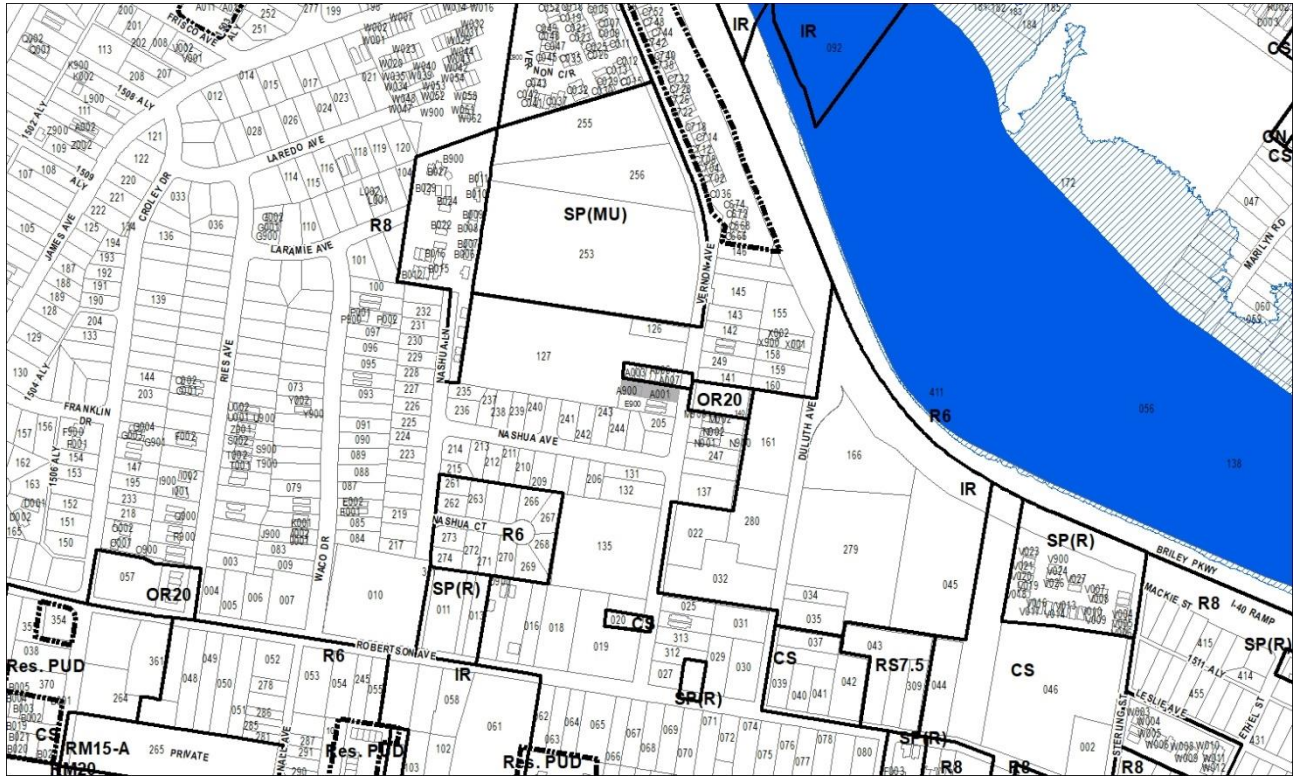
A request to apply a Historic Preservation Overlay District to various properties located along Johnston Avenue from 16th Avenue North to 12th Avenue North and bordered by the CSX Railroad, zoned Core Frame (CF), Commercial Service (CS), Industrial Restrictive (IR), and Special Plan-Mixed Use (SP-MU) (13.79 acres).

STAFF RECOMMENDATION

Staff recommends indefinite deferral at the request of the applicant.



Metro Planning Commission Meeting of 7/18/2019



2019Z-094PR-001

Map 091-05-4-A, Parcel(s) 001-002, 900

07, West Nashville

20 (Mary Carolyn Roberts)



Project No. **Zone Change 2019Z-094PR-001**
Council District 20 – Roberts
School District 9 - Frogge
Requested by Matthew White, applicant; O.I.C. Vernon Avenue Residences, WB Capital LLC, and Nashviddles LLC, owners.

Deferrals This item was deferred at the June 13, 2019, and June 27, 2019, Planning Commission meetings. No public hearing was held.

Staff Reviewer Lewis
Staff Recommendation *Defer to the August 22, 2019, Planning Commission meeting.*

APPLICANT REQUEST
Zone change from R8 to RM20.

Zone Change

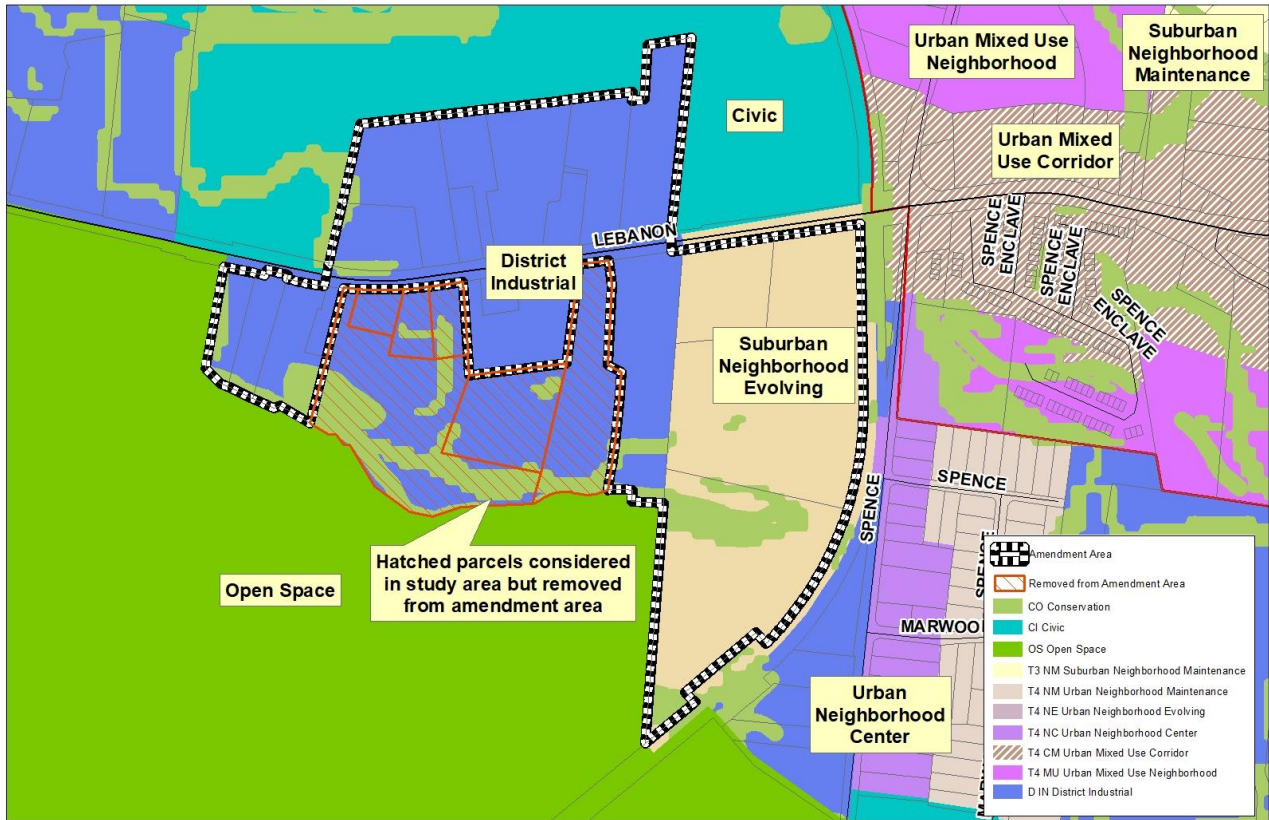
A request to rezone from One and Two-Family Residential (R8) to Multi-Family Residential (RM20) zoning for property located at 643 Vernon Avenue and a portion of property located at 643 B Vernon Avenue, approximately 180 feet northeast of Nashua Avenue (0.23 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the August 22, 2019, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 7/18/2019



2019CP-011-002

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

Various Maps; Various Parcels

11, South Nashville

19 (Freddie O'Connell)



Project No.	Major Plan Amendment 2019CP-011-002
Project Name	South Nashville Community Plan Amendment
Council District	19 – O’Connell
School District	5 – Buggs
Requested by	City Side Neighborhood, applicant; various owners.
Staff Reviewer	Burse
Staff Recommendation	<i>Approve.</i>

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.



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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.



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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



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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

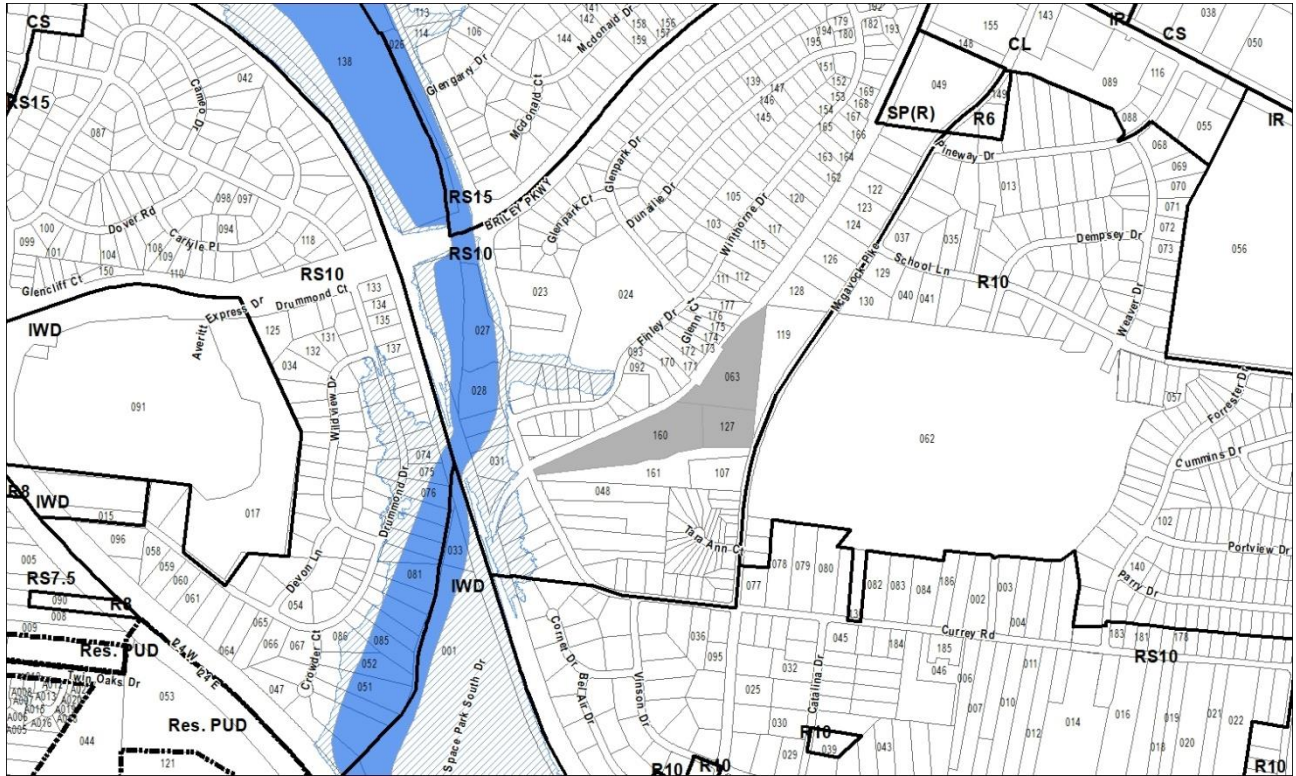
Staff recommends approval.



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Metro Planning Commission Meeting of 7/18/2019



2019S-128-001

MCGAVOCK PIKE HAMLET

Map 120, Parcel(s) 063, 127, 160

13, Antioch – Priest Lake

13 (Holly Huezo)



Project No.	Concept Plan 2019S-128-001
Project Name	McGavock Pike Hamlet
Council District	13 – Huezo
School District	7 – Pinkston
Requested by	Dale and Associates, applicant; George Currey, Leah Currey, and Kingsley Hooper, owners.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer to the August 22, 2019, Planning Commission meeting.</i>

APPLICANT REQUEST

Concept plan to permit 44 single-family lots.

Concept Plan

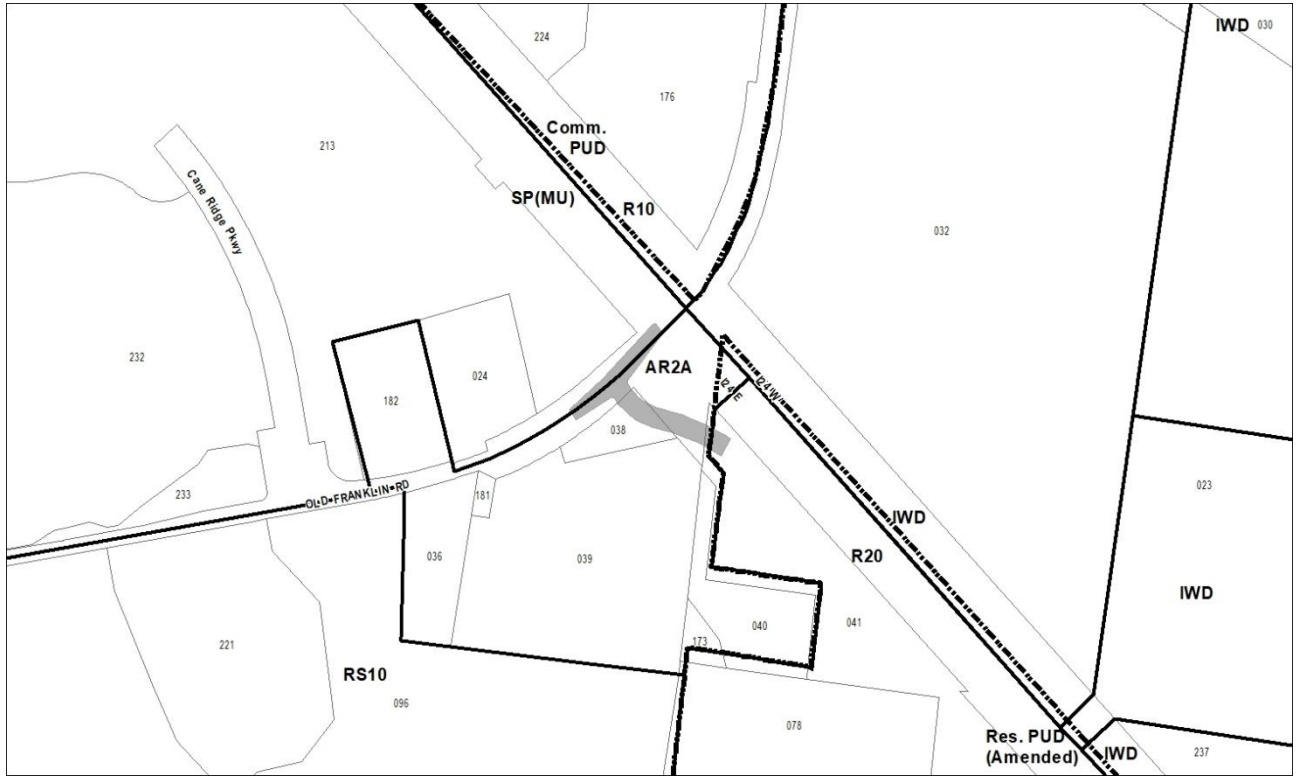
A request for concept plan approval to create 44 cluster lots on properties located at 934 Currey Road, 3455 McGavock Pike, and McGavock Pike (unnumbered), approximately 320 southeast of Finely Drive, zoned Single-Family Residential (RS10), (12.06 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the August 22, 2019, Planning Commission meeting at the request of the applicant.



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2019S-129-001
CARROL AT CANE RIDGE
Map 174, Parcel(s) 038, 041
13, Antioch-Priest Lake
33 (Antoinette Lee)



Project No.	Concept Plan 2019S-129-001
Project Name	Carrol at Cane Ridge
Council District	33 – Lee
School District	6 – Bush
Requested by	Dale and Associates, applicant; Century Farms LLC and Cane Ridge Apartments LLC, owners.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve with conditions.</i>

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.



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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.



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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

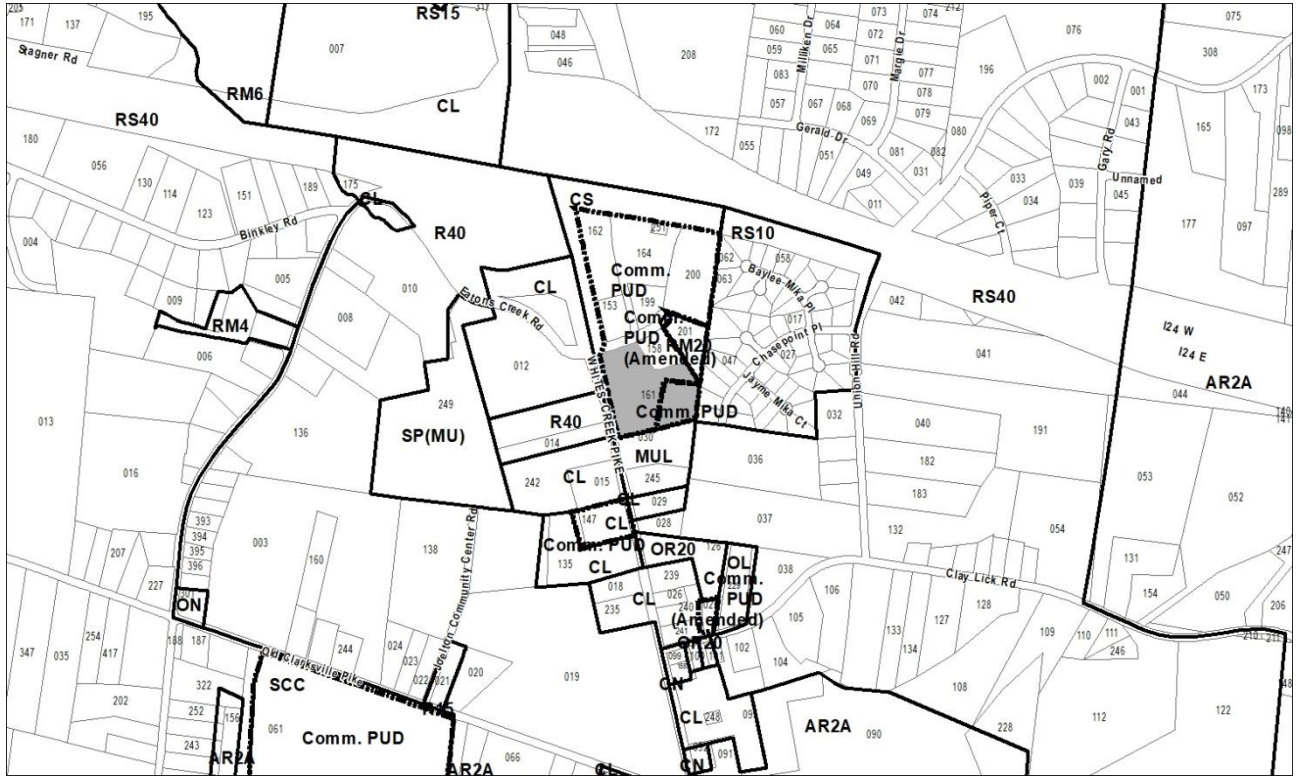
1. Sidewalks which meet requirements of the Major and Collector street plan are required along the entire frontage of parcel 17400003800 with the submittal of the final site plan.
2. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from 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.



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61-77P-003

GIFFORD COMMERCIAL PUD (REVISION AND FINAL)

Map 022, P/O Parcel(s) 161

01, Joelton

01 (Jonathan Hall)



Project No.	Planned Unit Development 61-77P-003
Project Name	Gifford Commercial PUD (Revision and Final)
Council District	01 – Hall
School District	1 – Gentry
Requested by	The Gifford Partnership and Gifford WMC, applicants and owners.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Revise preliminary plan and final site plan approval for a portion of a Planned Unit Development.

Revise Preliminary PUD and Final Site Plan

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

Existing Zoning

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

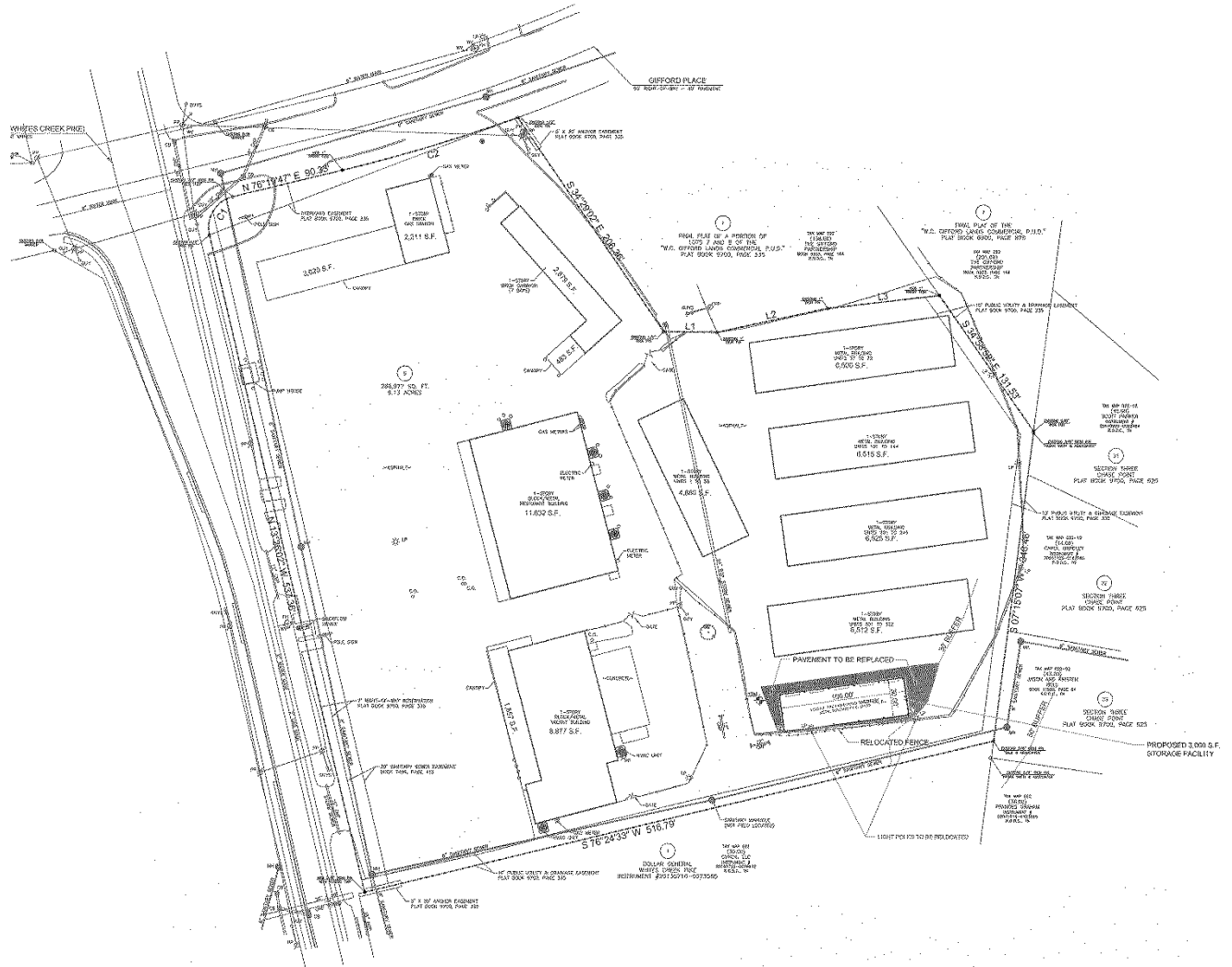
Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. 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.

REQUEST DETAILS

This is a request to revise the preliminary PUD and for final site plan approval for a 6.01-acre portion of the Gifford Commercial PUD. The original PUD, which encompasses several additional parcels south of I-24, was approved in 1977 and was subsequently revised and amended numerous times. Over the years, final site plans were approved for various portions of the PUD, and the development has since been constructed per the approved site plans. In 1996, the Planning Commission approved a final site plan for this portion of the PUD for various commercial and non-residential uses, including self-service storage uses, which have since developed.



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Proposed Site Plan



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In May of 2000, Metro Council approved an amendment to the PUD to permit a 12,000 square foot office building on an adjacent parcel (201), replacing a 6,000 square foot auto parts store, and increasing the overall square footage within the PUD to 164,252 square feet. In September of 2016, Metro Council approved an amendment to permit a boarding house within the existing office building on the adjacent parcel (201). The 2000 and 2016 amendments did not result in changes to the subject site.

The current request is for approval of a revision to the preliminary plan and for final site plan approval for a 3,000 square foot self-service storage building.

PLAN DETAILS

The plan proposes the construction of one 3,000 square foot building for self-service storage use. The proposed use is consistent with the permitted land uses of the PUD. The storage building is located near the southeastern corner of the site, south of the previously-constructed storage buildings, and will be approximately 12 feet in height. Existing vehicular access is provided from Whites Creek Pike and Gifford Place. No new vehicular access points are proposed.

ANALYSIS

Section 17.40.120.F permits the Planning Commission to approve modifications to a master development plan under certain conditions.

F. Changes to a Planned Unit Development District.

1. Modification of Master Development Plan. Applications to modify a master development plan in whole or in part shall be filed with and considered by the planning commission according to the provisions of subsection A of this section. If approved by the commission, the following types of changes shall require concurrence by the metropolitan council in the manner described:
 - a. Land area being added or removed from the planned unit development district shall be approved by the council according to the provisions of Article III of this chapter (Amendments);
 - b. Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance shall be authorized by council ordinance;
 - c. A change in land use or development type beyond that permitted by the specific underlying zoning district shall be authorized only by council ordinance; or
 - d. An increase in the total number of residential dwelling units above the number last authorized by council ordinance or, for a PUD district enacted by council ordinance after September 1, 2006, an increase in the total number of residential dwelling units above the number last authorized by council ordinance or above the number last authorized by the most recent modification or revision by the planning commission; or
 - e. When a change in the underlying zoning district is associated with a change in the master development plan, council shall concur with the modified master development plan by ordinance.
 - f. Any modification to a master development plan for a planned unit development or portion thereof that meets the criteria for inactivity of Section 17.40.120.H.4.a.



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The revised plan proposes a new 3,000 square foot self-service storage building on the 6.01-acre portion of the PUD that is included in this application. The proposed square footage is well under the square footage permitted by the underlying zoning district, which for this property, would be approximately 160,000 square feet. The use and building location are consistent with the concept of the approved PUD.

The revised plan is generally consistent with the concept of the approved PUD, which proposed non-residential development, and does not include any changes to performance criteria, design standards, or other requirements specified in the enacting ordinance approved by Metro Council. No changes are proposed to the acreage within the PUD or the underlying zoning. The revised plan meets the conditions for Planning Commission approval of modifications to a master development plan.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

- Building to be within 500' of fire hydrant location via apparatus access route. Any construction related issue will be addressed during construction permitting review.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Capacity must be addressed before issuance of building permits.

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. On the corrected copy, add a 6 foot tall opaque fence along the southern and eastern property lines, behind the self-service storage use.
2. On the corrected copy, add note to Development Summary: Setbacks are per Metro Zoning Code.
3. On the corrected copy, include “self-service storage” use to the existing and proposed land uses in the Development Summary.
4. On the corrected copy, remove the “Planning Conditions Not Shown on Plan Below” from Sheet C0.2.
5. On the corrected copy, add case # 66-77P-003 to the cover sheet. Include the original PUD case number (61-77-G) and ordinance numbers O77-495, O96-194, and BL2016-351 to the Development Summary on Sheet C0.2.

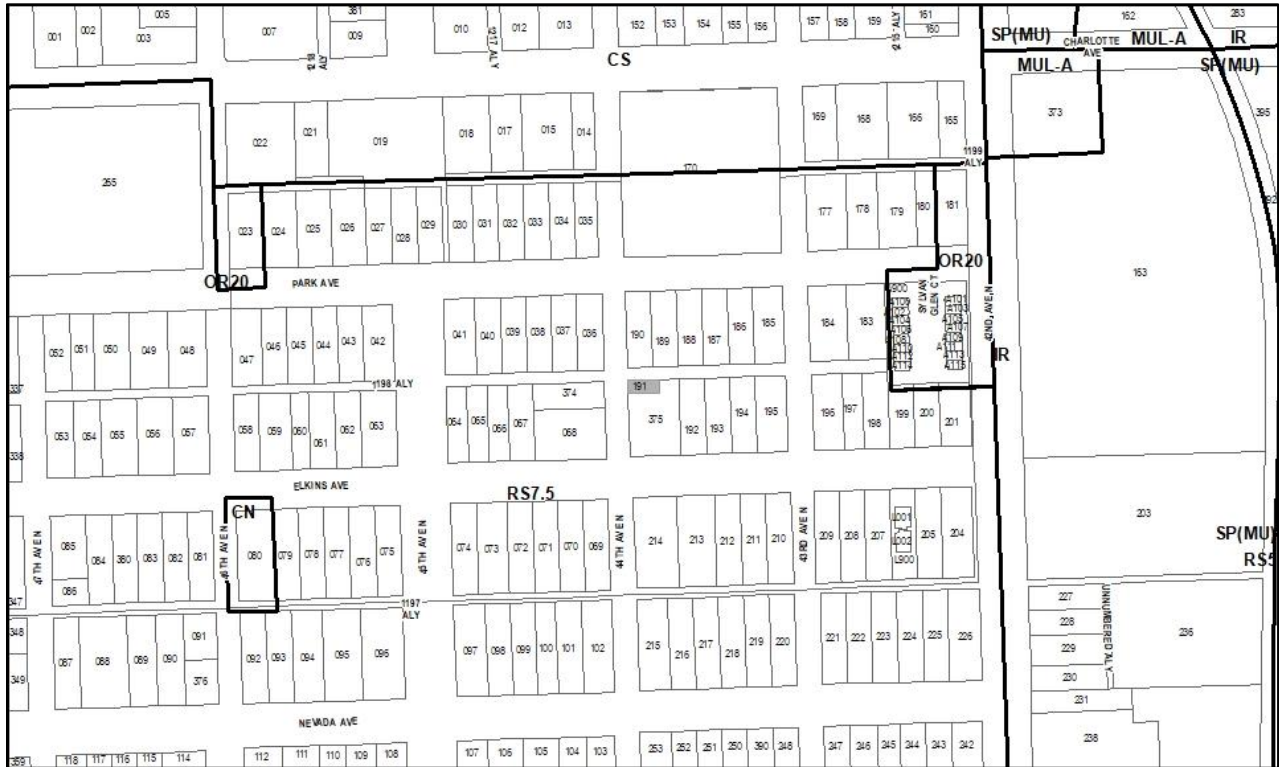


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6. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
8. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
9. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.
10. Prior to the issuance of any permits, confirmation of the final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
11. Prior to the issuance of any permits, confirmation of the final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
12. Prior to issuance of any permits, provide one half sized copy and a CD copy of the approved final site plan. Building permits will not be issues until the half sized copy and CD have been accepted.
13. The final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.



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2019NHL-001-001
JUST PIZZA (NEIGHBORHOOD LANDMARK)
Map 091-16, Parcel 191
07, WEST NASHVILLE
24 (Kathleen Murphy)



Project No. Neighborhood Landmark 2019NHL-001-001
Project Name Just Pizza (Neighborhood Landmark)
Council District 24 – Murphy
School District 9 – Frogge
Requested by Housing Investment, Inc, applicant and owner.

Deferrals This item was deferred from the June 27, 2019, Planning Commission meeting. No public hearing was held.

Staff Reviewer Rickoff
Staff Recommendation *Defer to the August 22, 2019, Planning Commission meeting.*

APPLICANT REQUEST

Approve Neighborhood Landmark Overlay District.

Neighborhood Landmark Overlay District

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 Single-Family Residential (RS7.5) and within the Park-Elkins Neighborhood Conservation District Overlay (0.04 acres), to permit a take-out restaurant.

STAFF RECOMMENDATION

Staff recommends deferral to the August 22, 2019, Planning Commission meeting as requested by the applicant.



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2019Z-099PR-001

Map 070-13, Parcel(s) 092-093

03, Bordeaux-Whites Creek-Haynes Trinity

02 (DeCosta Hastings)



Project No.	Zone Change 2019Z-099PR-001
Council District	02 – Hastings
School District	1 - Gentry
Requested by	Robert Hudson, applicant; Robert Hudson, Arthurs S. Yokley Sr. and Arthur S. Yokley Jr, owners.
Staff Reviewer	Lewis
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from R8 to RM15-A.

Zone Change

A request to rezone from One and Two-Family Residential (R8) to Multi-Family Residential (RM15-A) zoning for property located at 2127 and 2129 Cliff Drive, 570 feet southeast of Buena Vista Pike (0.40 acres).

Existing Zoning

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

Proposed Zoning

One and Two-Family Residential (RM15-Alternative) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM15-A would permit a maximum of 6 units.*

BORDEAUX-WHITES CREEK-HAYNES TRINITY 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.

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.



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ANALYSIS

The site is located at the corner of Cliff Drive, where the L shaped street bends. Two sides of the property have frontage along Cliff Drive. The site has been developed with two detached single-family structures. The surrounding properties are zoned R8 and have primarily been developed with one-family structures and some two-family structures.

The proposed RM15-A zoning district is consistent with the T4 NM policy at this location. The policy indicates that when evaluating more intense zoning districts, the characteristics of the site, proximity to corridors, and surrounding development shall be considered. The property has street frontage along two sides, making it more appropriate for increased intensity. The site is also located in proximity to Buena Vista Pike and Clarksville Pike, two corridors. Across Cliff Drive is the Kelly Miller Smith Towers, a 10 story multi-family building. While the area is primarily one and two-family detached structures, the proposed zoning district provides the opportunity to establish diversity of housing in this neighborhood at a scale that is appropriate with the surrounding context. The alternative zoning district includes enhanced design standards consistent with the urban form identified by the policy.

The site is located within the Haynes Trinity Supplemental Policy Area. This Policy primarily focuses on connectivity improvements within the policy boundaries but does provide support for an integrated mixture of housing within walking distance of neighborhood services. The proposed RM15-A district has design standards that are consistent with the goals of the policy to enhance and maintain urban neighborhoods.

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: **R8**

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)	0.4	5.44 D	4 U	38	3	4

*Based on two-family residential lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.4	15 D	6 U	44	3	4



Metro Planning Commission Meeting of 7/18/2019

Traffic changes between maximum: R8 and RM15-A

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

METRO SCHOOL BOARD REPORT

Projected student generation existing R8 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed RM15-A district: 1 Elementary 1 Middle 1 High

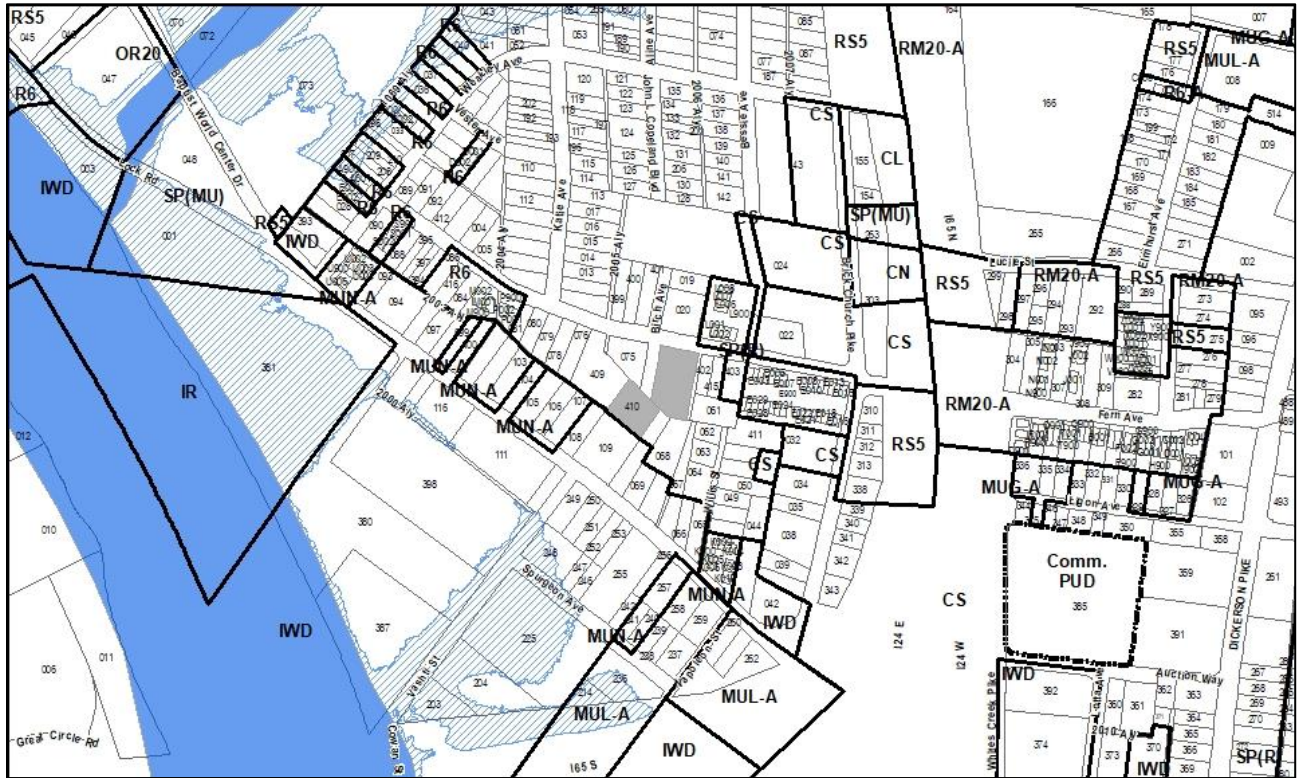
The proposed RM15-A zoning is expected to generate three additional students beyond the existing R8 zoning. Students would attend Cumberland Elementary School, Joelton Middle School, and Whites Creek High School.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 7/18/2019



2019Z-121PR-001

Map 071-14, Parcels 073, 410

03, Bordeaux – Whites Creek – Haynes Trinity

02 (DeCosta Hastings)



Project No.	Zone Change 2019Z-121PR-001
Council District	02 - Hastings
School District	1 - Gentry
Requested by	Carby, LLC, applicant and owners.
Staff Reviewer	Dunnivant
Staff Recommendation	<i>Approve.</i>

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.



Metro Planning Commission Meeting of 7/18/2019

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



Metro Planning Commission Meeting of 7/18/2019

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

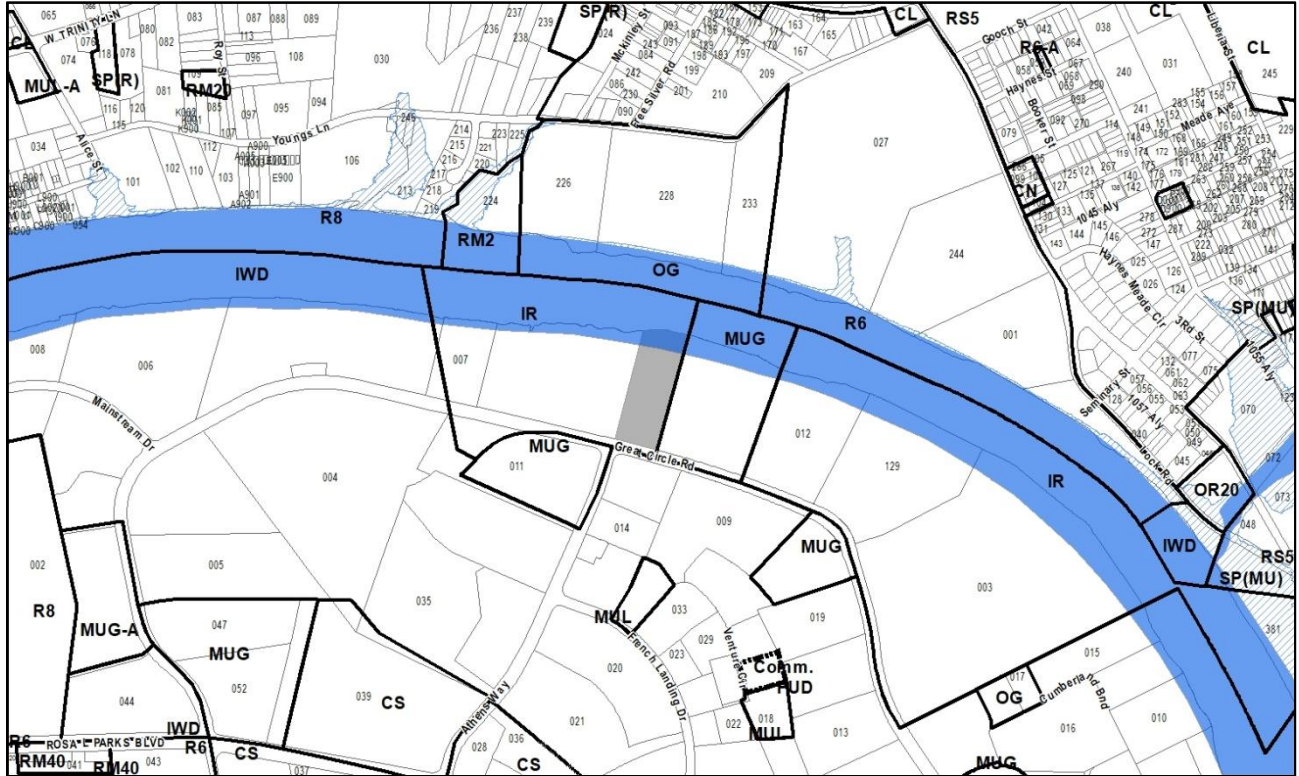
The proposed MUN-A zoning will generate 2 more students than the existing RS5 zoning district. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek High School.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 7/18/2019



2019Z-122PR-001
Map 070-12, Parcels 001
8, North Nashville
2 (DeCosta Hastings)



Project No.	Zone Change 2019Z-122PR-001
Council District	02 - Hastings
School District	1 - Gentry
Requested by	Southeastern Property Acquisitions, LLC, applicant; Ebon Falcon, LLC, owner.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve.</i>

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.



Metro Planning Commission Meeting of 7/18/2019

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



Metro Planning Commission Meeting of 7/18/2019

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

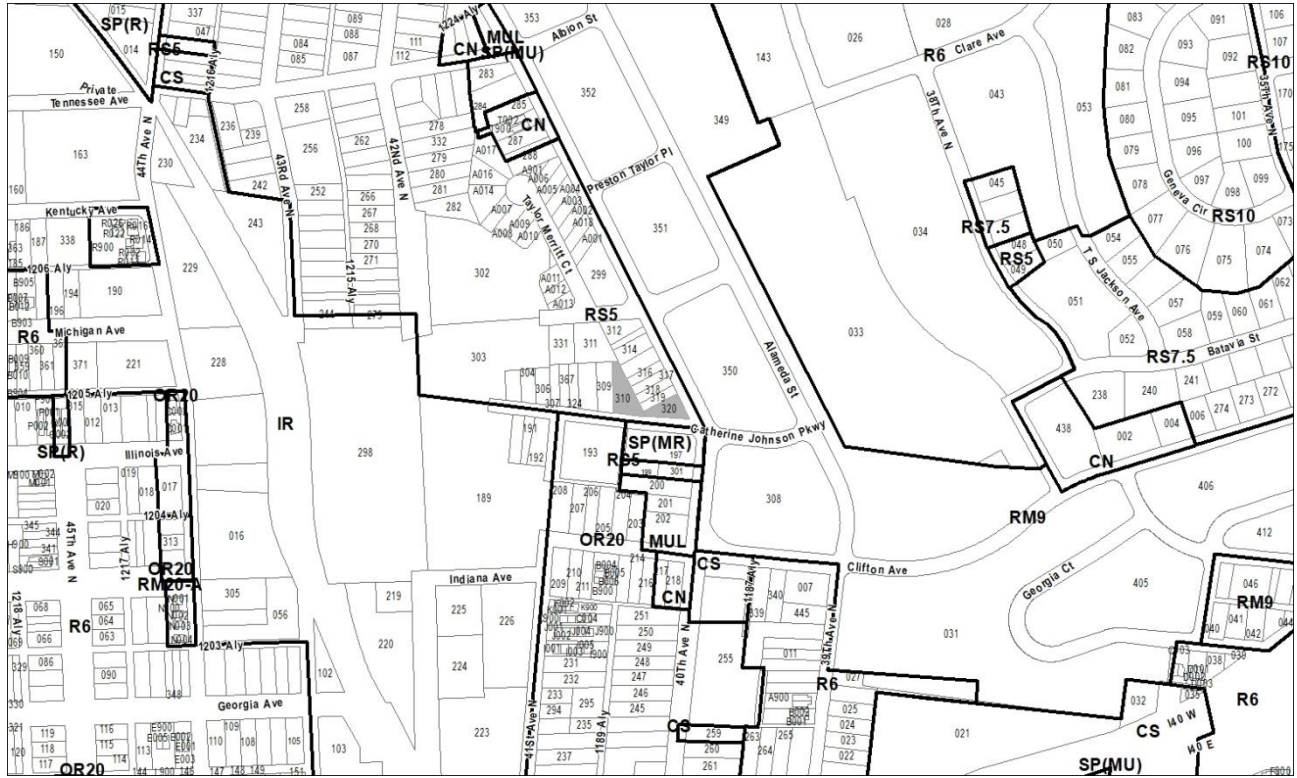
Given the mix of uses permitted, the number of residential units ultimately built on site may vary and an assumption as to impact at this point is premature.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 7/18/2019



2019Z-123PR-001

Map 091-08, Parcel(s) 310, 320

08, North Nashville

21 (Ed Kindall)



Project No.	Zone Change 2019Z-123PR-001
Council District	21- Kindall
School District	1- Gentry
Requested by	Jonathan Kingham, applicant and owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve.</i>

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.



Metro Planning Commission Meeting of 7/18/2019

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

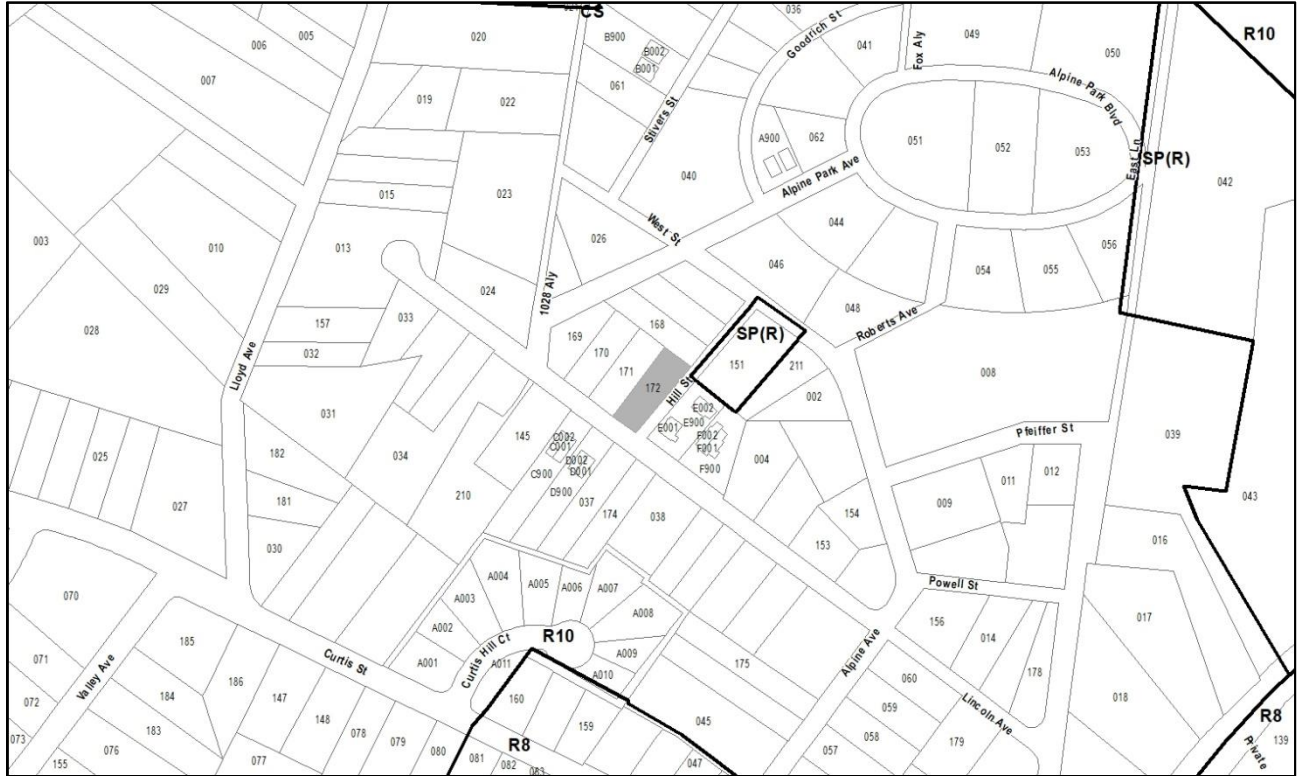
Staff recommends approval. The proposed R6-A zoning district is consistent with the T4 NM land use policy at this location.



SEE NEXT PAGE



Metro Planning Commission Meeting of 7/18/2019



2019Z-124PR-001

Map 070-09, Parcel 172

03, Bordeaux – Whites Creek – Haynes Trinity

02 (DeCosta Hastings)



Project No.	Zone Change 2019Z-124PR-001
Council District	02 - Hastings
School District	1 - Gentry
Requested by	Red River Development, applicant & owner.
Staff Reviewer	Lewis
Staff Recommendation	<i>Approve.</i>

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.



Metro Planning Commission Meeting of 7/18/2019

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

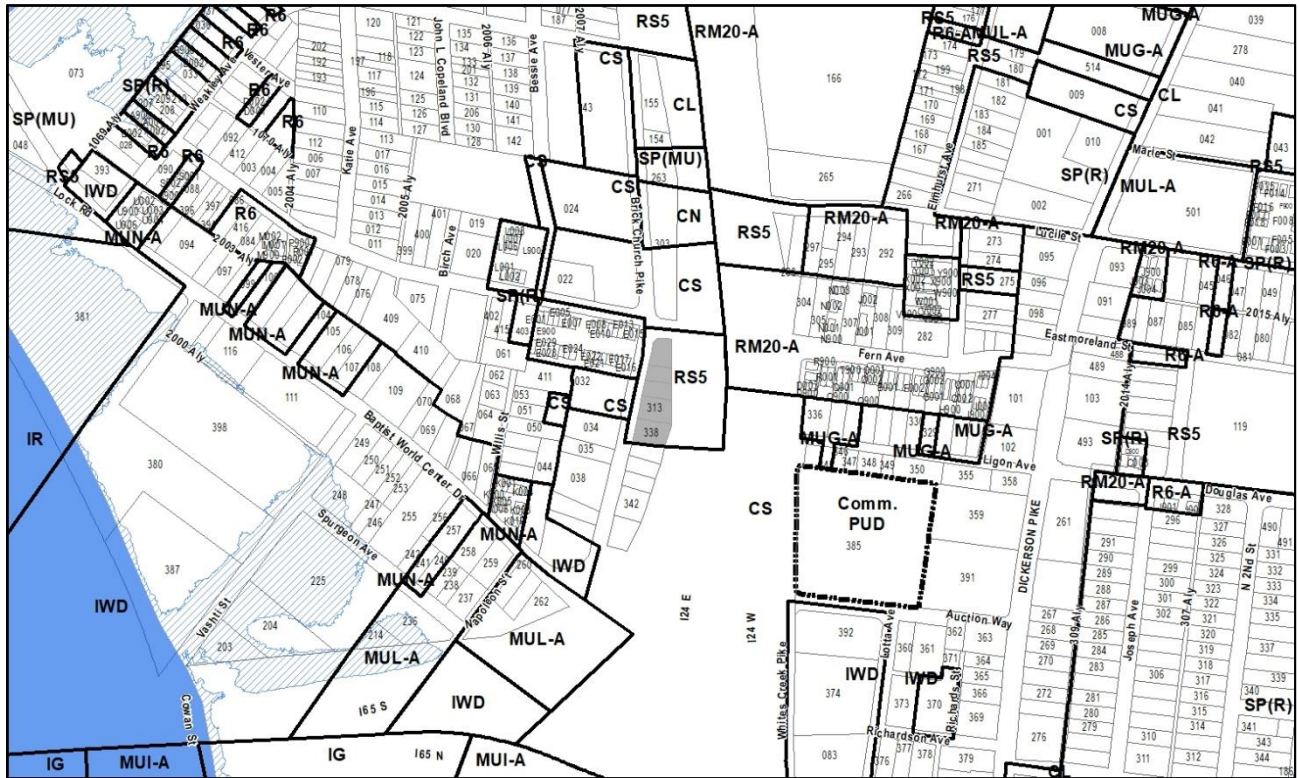
Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 7/18/2019



2019Z-125PR-001

Map 071-14, Parcel(s) 310-313, 338

03, Bordeaux – Whites Creek – Haynes Trinity

02 (DeCosta Hastings)



Project No. Zone Change 2019Z-125PR-001
Council District 02 - Hastings
School District 1 - Gentry
Requested by Clint T. Elliott, applicant; Temple Beyth-El Ministries, owner.
Staff Reviewer Lewis
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.



Metro Planning Commission Meeting of 7/18/2019

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



Metro Planning Commission Meeting of 7/18/2019

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.



Metro Planning Commission Meeting of 7/18/2019



2019DTC-018-001
Hotel Indigo Expansion
Map 092-02-3, Parcel(s) 153
9, Downtown
19 (Freddie O'Connell)



Project No.	DTC Overall Height Modification 2019DTC-018-001
Project Name	Hotel Indigo Expansion
Council District	19 – O’Connell
School District	5 – Buggs
Requested by	Gresham Smith, applicant; Matthew Jalazo, property owner.
Staff Reviewer	Wallace
Staff Recommendation	<i>Defer to the August 22, 2019, Planning Commission meeting.</i>

APPLICANT REQUEST

Modification to the overall height standards of the DTC, Core Historic Subdistrict, to allow five stories of additional building height, where ten is permitted by right.

DTC Overall Height Modification

A request for a modification of overall building height on property located at 231 Third Avenue North (0.15 acres), and within the Core Historic Subdistrict of the DTC (Downtown Code).

STAFF RECOMMENDATION

Staff recommends deferral to the August 22, 2019, Planning Commission meeting.