

Metropolitan Planning Commission



Staff Reports

August 22, 2019



Metro Planning Commission Meeting of 8/22/2019

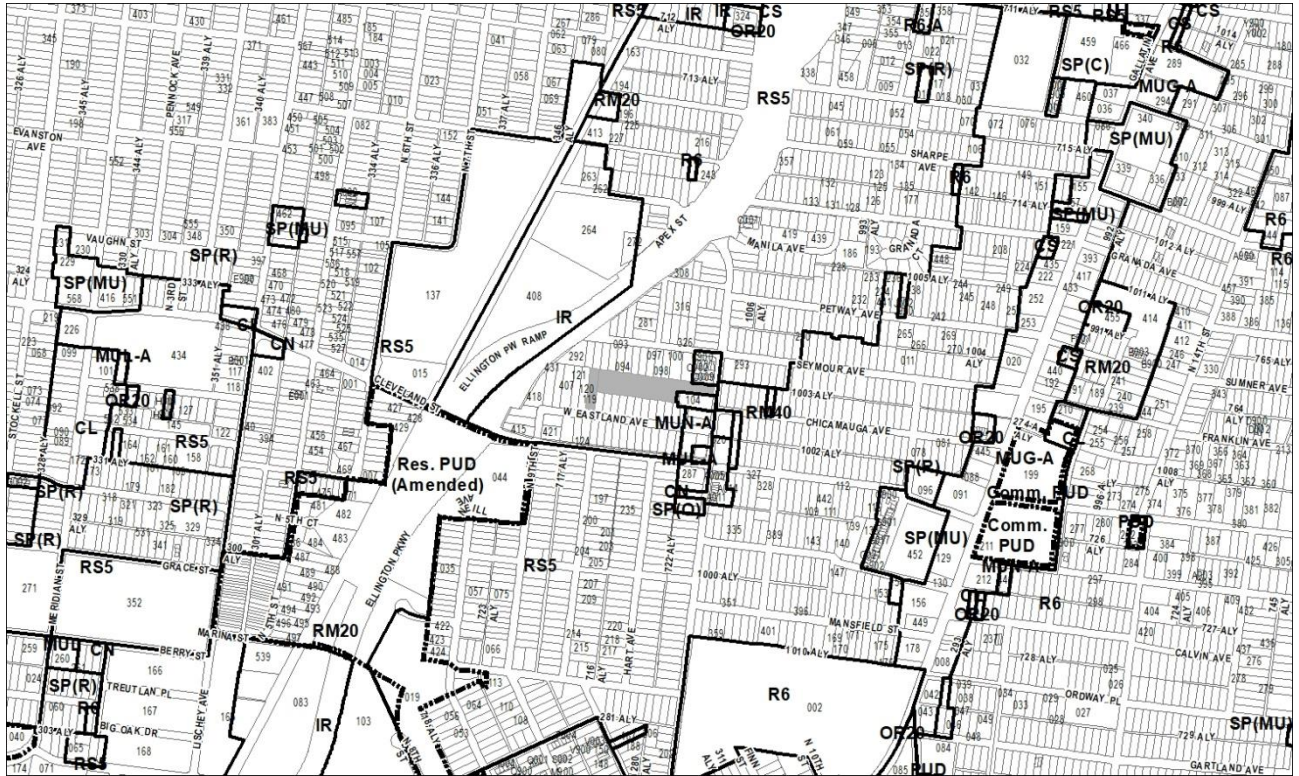
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



SEE NEXT PAGE



Metro Planning Commission Meeting of 8/22/2019



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, June 27, 2019, and the July, 18, 2019, Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

Rezone from OR20, RM20-A, and RS5 to SP-MU to permit a mixed use development.

Preliminary SP

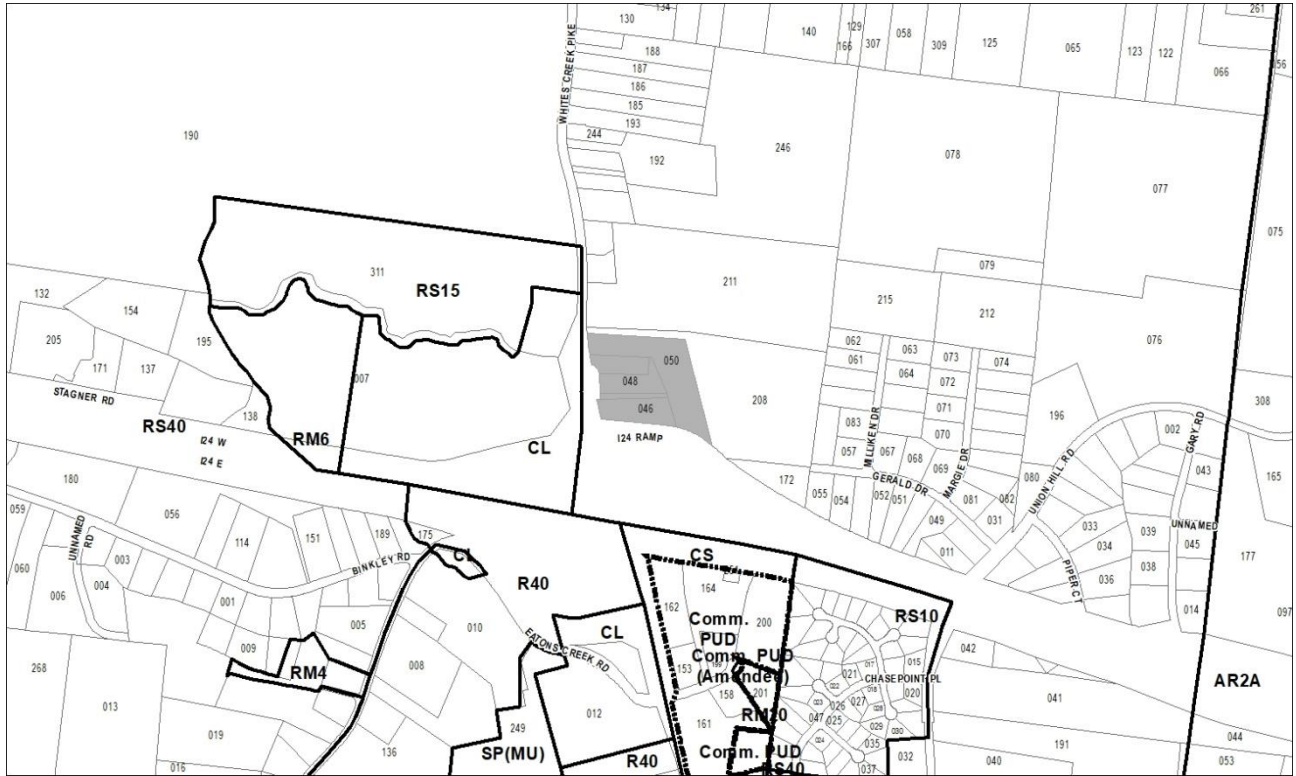
A request to rezone from Office/Residential (OR20), Multi-Family Residential – Alternative (RM20-A), and Single-Family Residential (RS5) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 930 McFerrin Avenue and 907 W Eastland Avenue, approximately 180 feet south of Seymour Avenue and within the Greenwood Neighborhood Conservation Overlay District (2.46 acres), to permit a mixed use development.

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 8/22/2019



2019SP-047-001

KNIPFER CORNER SP

Map 015, Parcel(s) 046-049

01, Joelton

01 (Jonathan Hall)



Project No. Specific Plan 2019SP-047-001
Project Name Knipfer Corner SP
Council District 01 – Hall
School District 1 – Gentry
Requested by Dale and Associates, applicant; Dorothy Knipfer, Carl Knipfer, and Lisa Arrington, owners.

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

Staff Reviewer Swaggart
Staff Recommendation *Defer Indefinitely.*

APPLICANT REQUEST

Rezone from RS40 to SP-MU to permit a mixed use development.

Preliminary SP

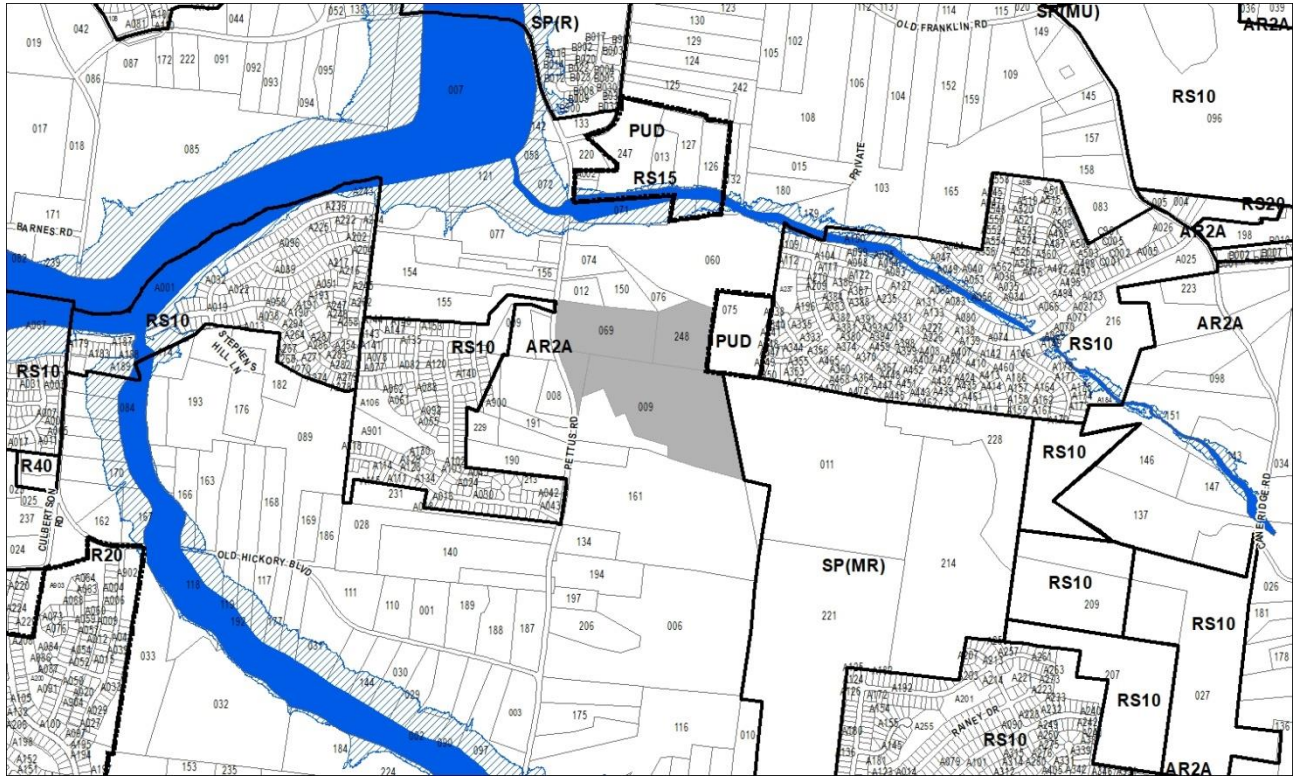
A request to rezone from Single-Family Residential (RS40) to Specific Plan – Mixed Use (SP – MU) zoning for properties located at 7330, 7340, 7350, 7360 and 7368 White Creek Pike, approximately 1860 feet northeast of Eaton’s Creek Road (8.82 acres), to permit a mixed use development.

STAFF RECOMMENDATION

Staff recommends indefinite deferral as requested by the applicant.



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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 May 23, 2019, June 13, 2019, June 27, 2019, and the July, 18, 2019, Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

Rezone to SP to permit 139 single residential units.

Preliminary SP

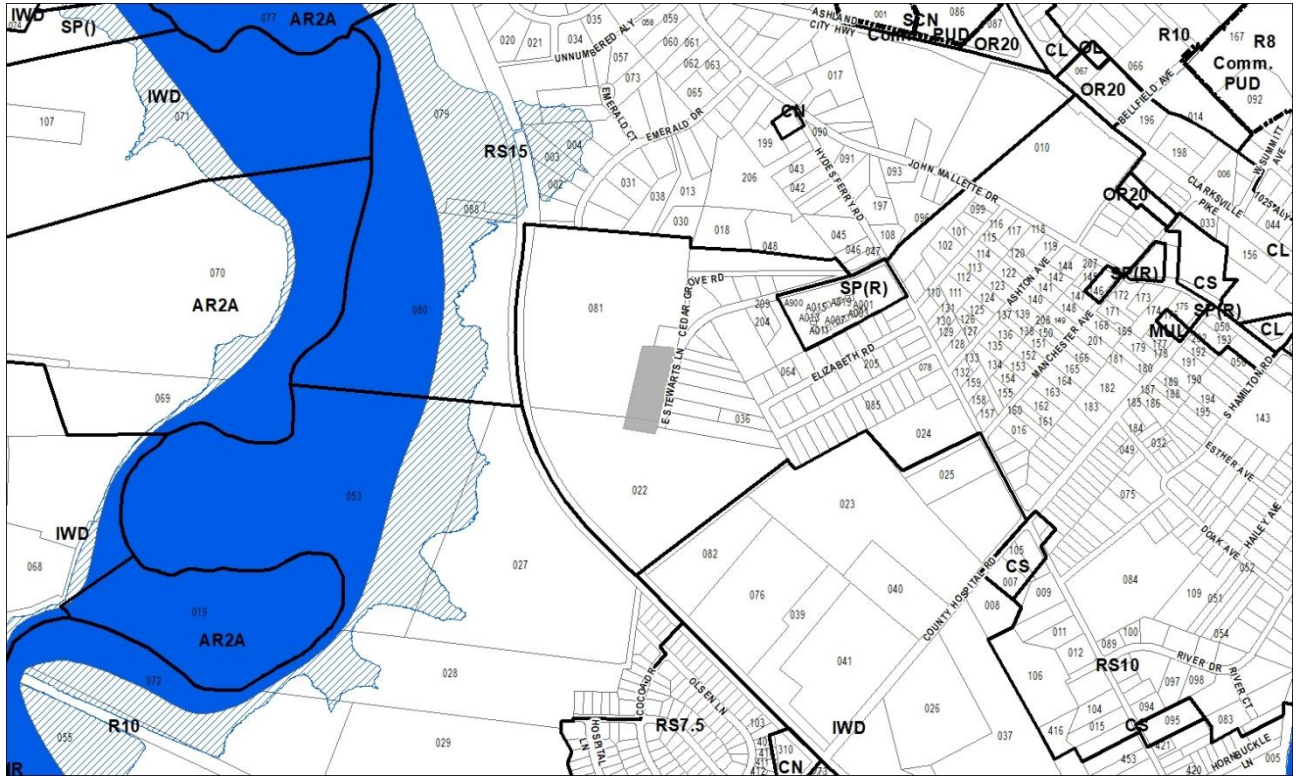
A request to rezone from Agricultural/Residential (AR2A) to Specific Plan-Residential (SP-R) zoning for properties located at 5866 Pettus Road, Pettus Road (unnumbered), and a portion of property located at 5916 Pettus Road, approximately 880 feet northeast of Sundown Drive (43.7 acres), to permit 139 single-family residential lots and open space.

STAFF RECOMMENDATION

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



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2019S-109-001

RICHARDS FARMS SUBDIVISION

Map 008, Parcel(s) 022

Map 069, Parcel(s) 081

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	<i>Defer to the September 12, 2019, Planning Commission meeting.</i>

APPLICANT REQUEST

Final Plat to create up to 11 lots.

Concept Plan

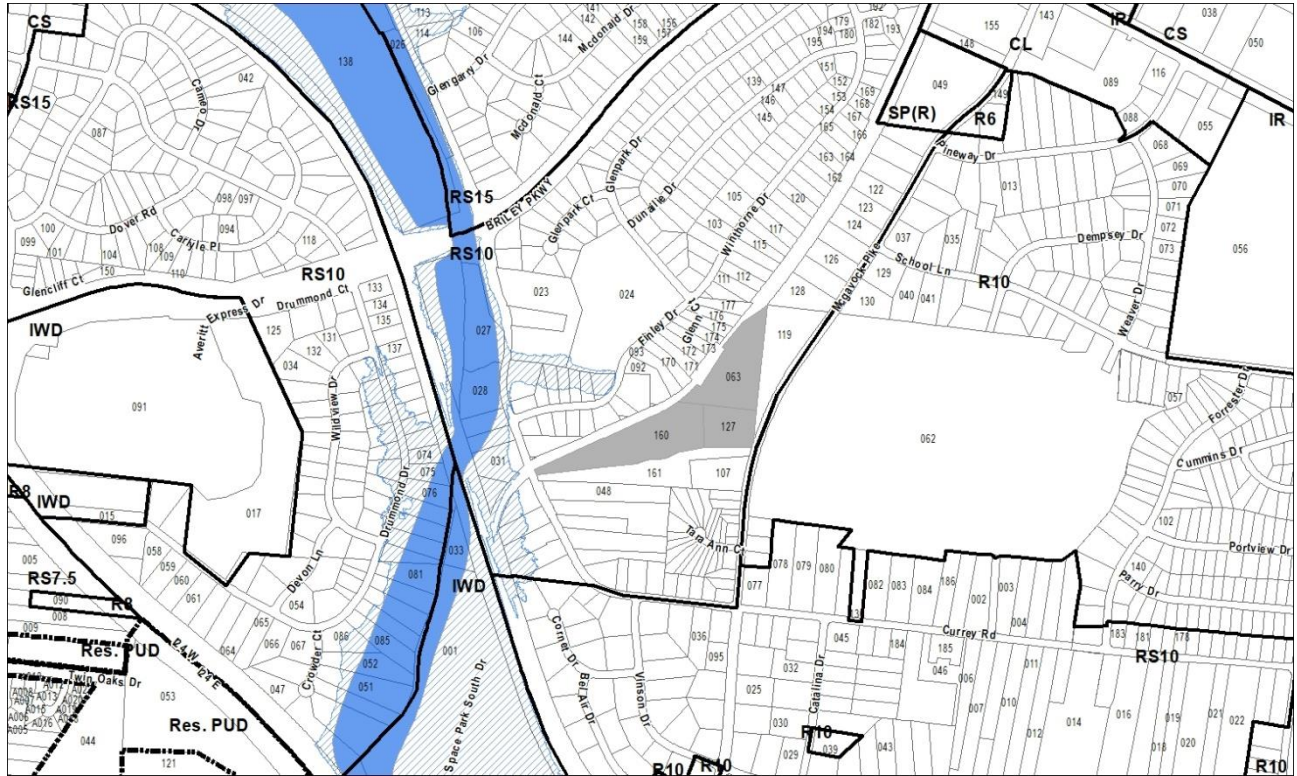
A request for final plat approval to create 11 lots on property located at 1601 East Stewarts Lane and a portion of property at 1501 East Stewarts Lane, approximately 375 feet south of Cedar Grove, zoned Single-Family Residential (RS10) (2.55 acres).

STAFF RECOMMENDATION

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



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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.

Deferrals This request was deferred from the July 18, 2019, Planning Commission meeting.

Staff Reviewer Swaggart
Staff Recommendation *Defer indefinitely.*

APPLICANT REQUEST

Concept plan to permit 44 single-family lots.

Concept Plan

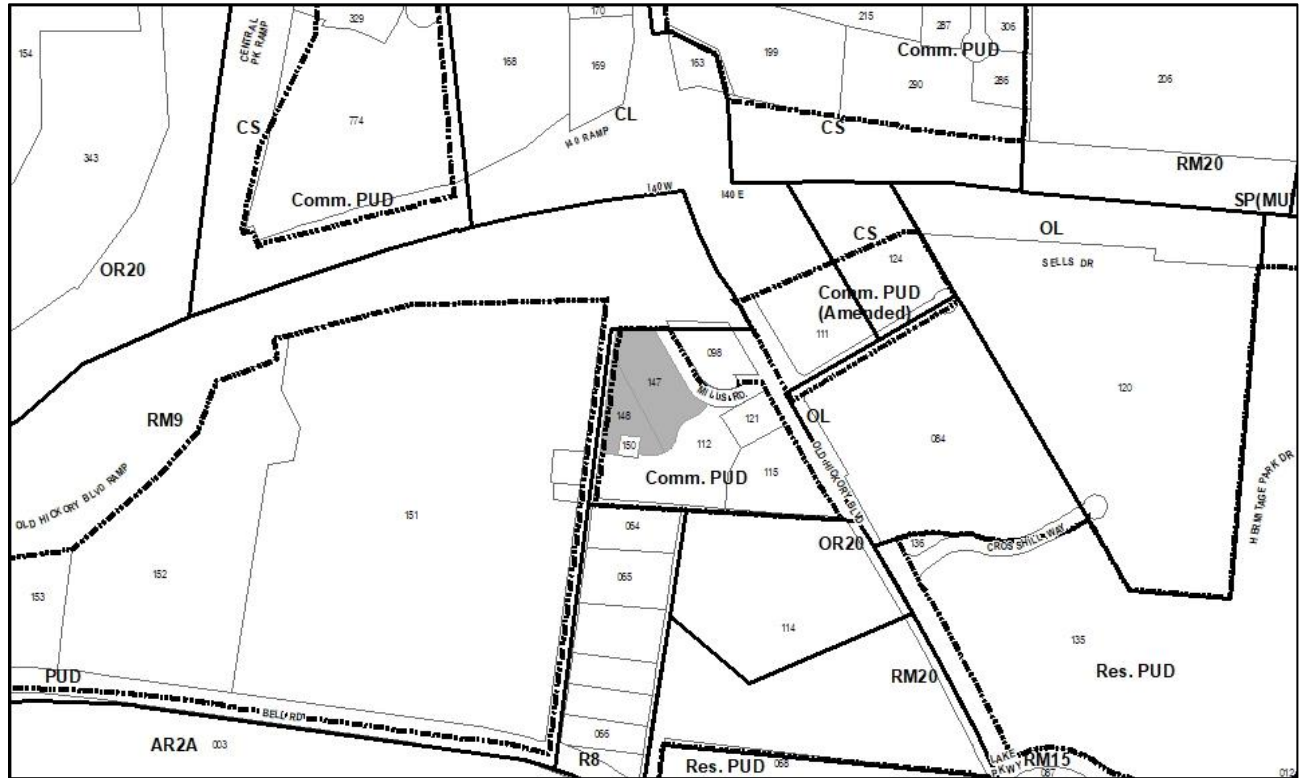
A request for concept plan approval to create 44 cluster lots on properties located at 934 Currey Road, 3455 McGavock Pike, and McGavock Pike (unnumbered), approximately 320 southeast of Finely Drive, zoned Single-Family Residential (RS10), (12.06 acres).

STAFF RECOMMENDATION

Staff recommends indefinite deferral as requested by the applicant.



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191-69P-001

PRIEST LAKE CENTER PUD (AMENDMENT)

Map 097, Parcels 147-148

14, Donelson – Hermitage – Old Hickory

14 (Kevin Rhoten)



Project No. **Plan 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.

Staff Reviewer Lewis
Staff Recommendation *Defer to the September 12, 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 (2.13 acres).

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 8/22/2019



2019DTC-018-001

HOTEL INDIGO EXPANSION

Map 093-02-3, Parcel(s) 151, 152, 153

11, Downtown

19 (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, TN Annex, LLC, owner.
Staff Reviewer	Wallace
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Modification of overall height standards of the DTC, Core Historic Subdistrict, to allow fifteen stories of 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 3rd Avenue N., 235 3rd Avenue N, and 315 Union St., within the Core Historic Subdistrict of the Downtown Code (DTC).

Existing Zoning

Downtown Code (DTC) is the underlying base zoning and is designed for a broad range of residential and non-residential activities associated with an economically healthy, socially vibrant, and sustainable Downtown.

PROJECT OVERVIEW

The project proposes a 13-story building expansion of the Hotel Indigo over an existing 2-story historic structure, for a total of 15 stories. The program calls for street level event space, approximately 120-130 new guest rooms, a rooftop bar, and exterior renovations to the restaurant space along Printers Alley.

PLAN DETAILS

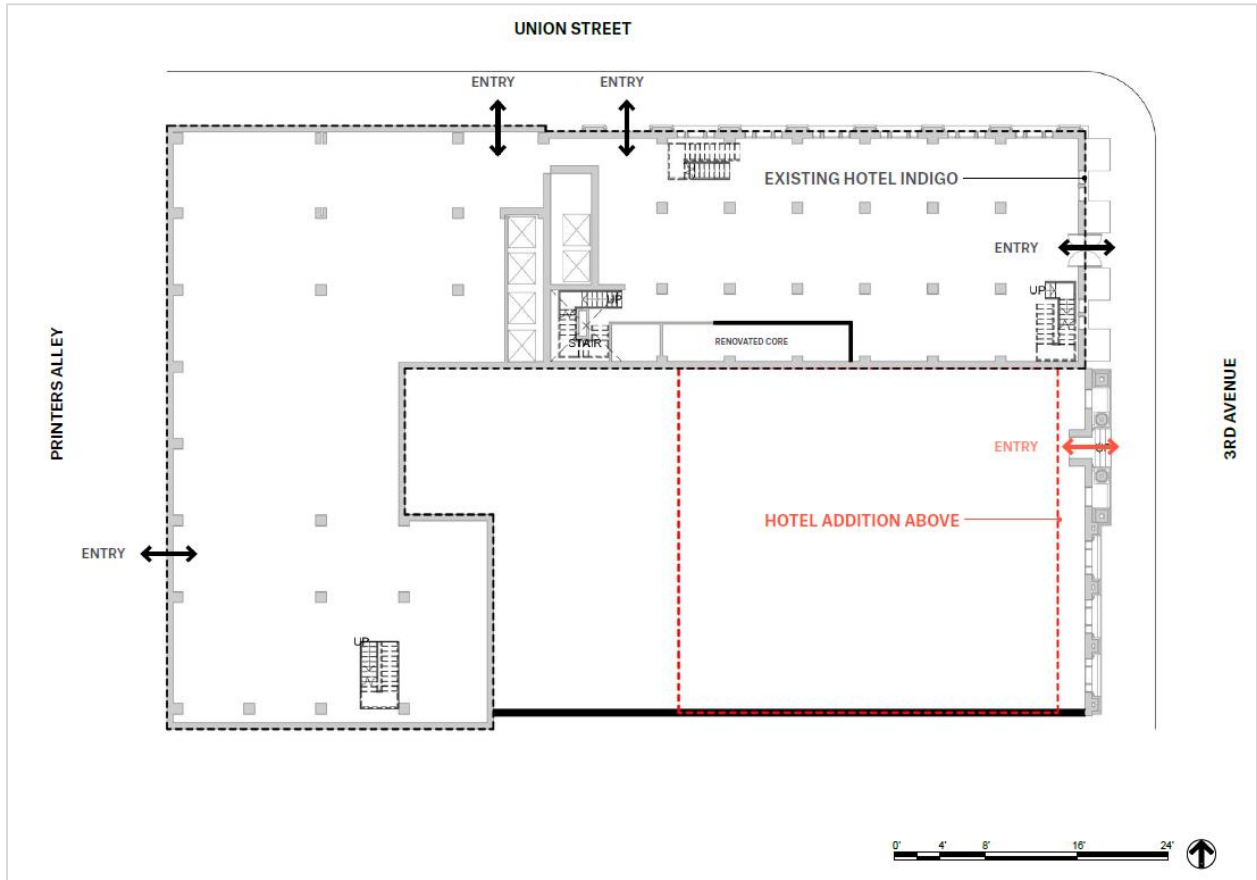
Bounds of the property include Union Street to the north, 3rd Avenue North to the east, Printers Alley to the west, and property located at 217 3rd Avenue North to the south.

While the scope of the expansion directly affects the existing 2-story structure located at the 231 Union Avenue, the entirety of the Hotel Indigo building includes adjoining structures on three separate properties including 231 and 235 3rd Avenue North, and 315 Union Street.

Service access for back-of-house functions will continue to be on Printer’s Alley. Two pedestrian entrances are located along Union Street. A third pedestrian entrance is proposed along 3rd Avenue North, and a new entrance is proposed along Printer’s Alley.



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Ground Floor Plan



Perspective Rendering from Union Street



Perspective View from 3rd Ave. N.



Ground Floor Elevation along 3rd Ave. N.



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OVERALL HEIGHT MODIFICATION PROCESS

The process for an Overall Height Modification is outlined in the DTC as follows:

1. The Executive Director of the Planning Department shall determine whether the development has made reasonable efforts to use all appropriate bonuses available in the Bonus Height Program.
2. The applicant shall hold a community meeting providing notices to all property owners within 300 feet.
3. The Planning Commission shall review the modification request and may grant additional height for exceptional design, including but not limited to unique architecture, exceptionally strong streetscape, and improvement of the project's relationship to surrounding properties.

OVERALL HEIGHT MODIFICATION ANALYSIS

Bonus Height Program

In the Core Historic Subdistrict, additional stories may be earned, up to a maximum of 10 stories, through use of the Bonus Height Program. While the project is not a traditional use of the Bonus Height Program for historic preservation, the applicant has included preservation as part of their development proposal. The applicant is preserving the façade of the historic building at 231 3rd Avenue South, and is putting all buildings in a local historic preservation overlay district. It is by these mechanisms that the intent of the Bonus Height Program is being met; historic buildings within Downtown will be preserved in perpetuity.

Without the relationship to the existing historic structures, additional height at 231 3rd Avenue South is inappropriate. The Overall Height Modification is tied directly to the preservation of these historic structures.

A Determination Letter, signed by the Executive Director of the Planning Department, and attached to this staff report, indicates that the applicant has made reasonable efforts to use bonuses available in the Bonus Height Program to earn requested height.

Community Meeting

The applicant held a community meeting on June 18, 2019 and sent notices to properties within 300 feet. Community members in attendance expressed general concern with growth and development within Downtown neighborhoods, and expressed that such growth should be balanced with protecting the uniqueness and character of neighborhoods.

Metropolitan Development and Housing Agency Design Review Committee Meeting

The Metropolitan Development and Housing Agency Design Review Committee (MDHA DRC) convened on August 8, 2019 and voted (with none opposed) to approve a modification to the required 10 foot setback. The committee also voted (with none opposed) to recommend approval to modify overall height to 15 stories.

Input from Metro Departments

Metro Historic Commission staff and MDHA staff have worked closely with Planning staff to review this proposal, and have provided recommendations for improvement to the design and the need for appropriate preservation of the existing buildings. This year-long, iterative process with the property owner and architect has resulted in this design and preservation solution. Metro Historic Commission staff is part of the MDHA DRC and voted to support the development proposal.



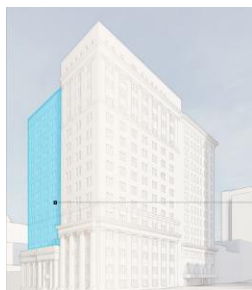
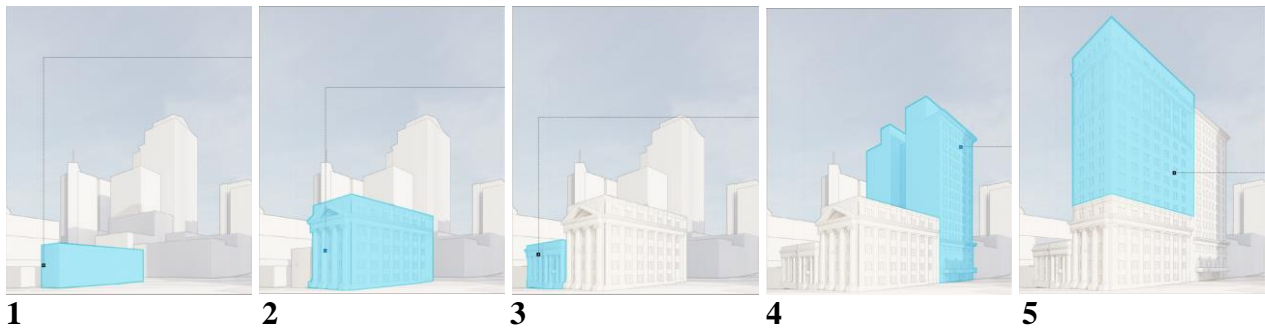
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Unique Architecture

The history of individual buildings that make up the Hotel Indigo are rooted in Nashville's financial district, which emerged in the early 1900s. Over the years, a series of expansions, renovations, and additions took place, and the aggregative effect of these changes generated a complex of structures that now hold the northeast corner of the block between 3rd Avenue North and Printer's Alley.

The summary and supporting graphics below outline and illustrate significant changes that have occurred over the lifetime of the building.

1. 1902 - 2-story Nashville Trust Building is constructed at 231 Third Avenue North.
2. 1909 - 5-story Union Bank and Trust Company is constructed at the corner of Third Avenue North and Union Street at 235 Third Avenue North and 301 Union Street
3. 1914 - 2-story expansion of the Nashville Trust Building is constructed at 231 Third Avenue North with a unifying facade
4. 1925 - 14-story expansion of the Nashville Trust Building is constructed at 315 Union Street
5. 1926 - 10-story vertical addition of the American Trust Building (formerly Union Bank and Trust Company), located at 235 Third Avenue North and 301 Union Street, for a total of 15 stories



2019 expansion



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Architectural details of the currently proposed expansion acknowledge the history of previous building improvements, and take design cues from elements of the existing historic structures. The resulting design is a thoughtful addition that is complementary in terms of its proportion, materiality, orientation and rhythm of window openings, and detailing.

Enhanced Streetscape

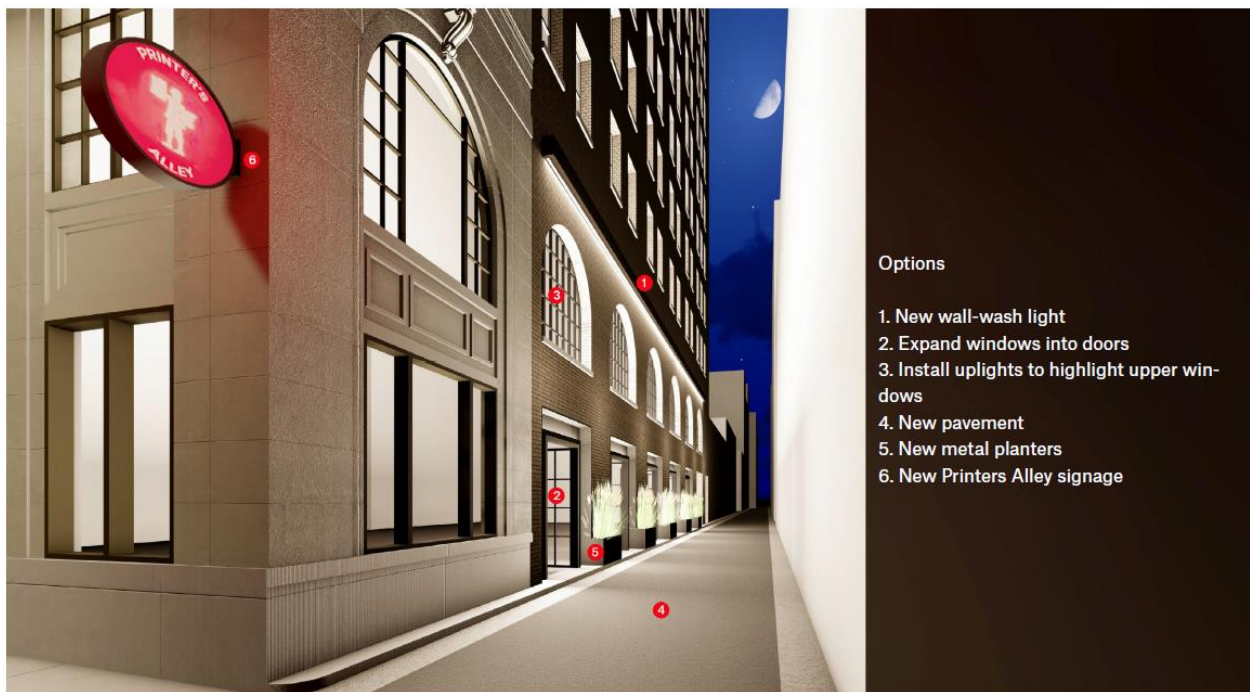
Printers Alley continues to be an entertainment destination within Nashville's Historic Core. The atmosphere is marked by its lively venues, bars, retail, and restaurants. However, the segment north of Bankers Alley lacks the active character attributed to the area south of Bankers Alley.

Approximately 250 linear feet of alleyway connects Bankers Alley and Union Street with little lighting and windows, blank walls, and some back of house functions.

A network of alleyways within the Historic Core has evolved into public laneways, functioning as passageways for pedestrians who travel frequently and throughout the course of the day.

Capitalizing on the increased pedestrian traffic and expanding upon the success of Printers Alley, businesses such as Bobby's Garage and Gray & Dudley have started to realize the potential of reclaiming unused space along alleyways in the Downtown Core. The Hotel Indigo proposal continues the living alley concept by activating the north segment of Printers Alley and extending the character of Printers Alley to Union Street.

The design details include exterior improvements to the ground level façade along Printers Alley. In particular, the concept calls for transforming existing windows to doorways that would allow the restaurant space patrons to spill out into the alleyway. Architectural treatments include light fixtures, planters, and prominent signage, and offer a complete environment to create a gateway at the north entrance to Printers Alley.



Options

1. New wall-wash light
2. Expand windows into doors
3. Install uplights to highlight upper windows
4. New pavement
5. New metal planters
6. New Printers Alley signage

Printers Alley Concept



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Improvement of Project's Relationship to Surrounding Properties

Preservation and reuse of Downtown's historic buildings is critical to maintaining the character and identity of Nashville. Within Downtown, and primarily within the Historic Core, there are a number of historic structures that figure prominently into Nashville's history. Downtown policy calls for preservation of historic structures to the greatest extent possible, their adaptive reuse, and to ensure that new development within the area is compatible with the context of the historic structures.

Specifically, the Core Historic Subdistrict encourages preservation of historic buildings between 3rd and 5th Avenues North, while allowing for appropriately scaled and detailed infill. Within this area, some buildings have local historic designations that ensure preservation, but many do not. None of the buildings comprising the Hotel Indigo have local historic designations.

Overall, the design approach of the building expansion is complementary to its environs. The design builds upon the historic qualities found within the context of surrounding buildings, and seeks to protect those historic elements through preservation efforts. The applicant has committed to preserving the façade of the building at 231 3rd Avenue South. Further, the applicant has made a commitment to place the properties within a local historic preservation overlay district, which will protect the integrity of structures in perpetuity.

In terms of height and massing, the addition seeks to unify the complex of buildings into an integrated form to harmonize with the surrounding context. The bulk of the building reflects the height and massing of the Stahlman Building located directly across the street from the Hotel Indigo building. Additionally, the U-shape configuration of the buildings creates a "book end" effect along the block face between Union Street and Church Street, consistent with the guidance outlined in the DTC for development within the Core Historic Subdistrict.

STAFF RECOMMENDATION

The proposal is an appropriate and thoughtful addition to the evolution of the buildings we know today as the Hotel Indigo. Exceptional design may be attributed to the complementary design approach, commitments made to protecting and reusing historic structures, and activation of Printers Alley. Staff recommends approval with conditions.

CONDITIONS

1. All properties shall be within a local historic preservation overlay district prior to issuance of use and occupancy permit.



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**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
800 Second Avenue South
P.O. Box 196300
Nashville, Tennessee 37219-6300

July 29, 2019

Patrick Gilbert
Gresham Smith
222 Second Avenue South, Suite 1400
Nashville, TN 37201

**Re: Determination on DTC Bonus Height Program Efforts
Indigo Hotel Expansion, Overall Height Modification Case # 2019DTC-018-001**

Mr. Gilbert:

It has been determined that the proposed development has exhausted all efforts to use bonuses available in the Downtown Code's Bonus Height Program. The project is within the Core Historic Subdistrict, with Historic Preservation and Inclusionary Housing bonuses available.

The applicant and owner have issued a letter of commitment to include properties located at 231 3rd Avenue North, 235 3rd Avenue North, and 315 Union Street (parcel IDs 09302315300, 09302315200, and 09302315100, respectively) in a Historic Preservation Zoning Overlay District. This inclusion will allow the Historic Preservation Overlay District to expand to contiguous parcels and offer to create a cohesive district, thus accomplishing the same goals as the transfer program in the bonus height provisions of the DTC.

Furthermore, the proposed expansion of the building offers an exceptional and thoughtful design approach. The expansion proposes to maintain the integrity of existing historic structures, preserve the existing historic façade of the 231 building, and complement the façades of the existing buildings located at the corner of Union Street and 3rd Avenue North. This proposed design uniquely addresses the buildings at this corner.

The applicant has made reasonable efforts to accomplish the intent of the Bonus Height Program and may proceed with the Overall Height Modification process. Deviations from commitments made as outlined herein may result in a reconsidering of these efforts and project. The Overall Height Modification request is scheduled to be heard by the Planning Commission on August 22, 2019.

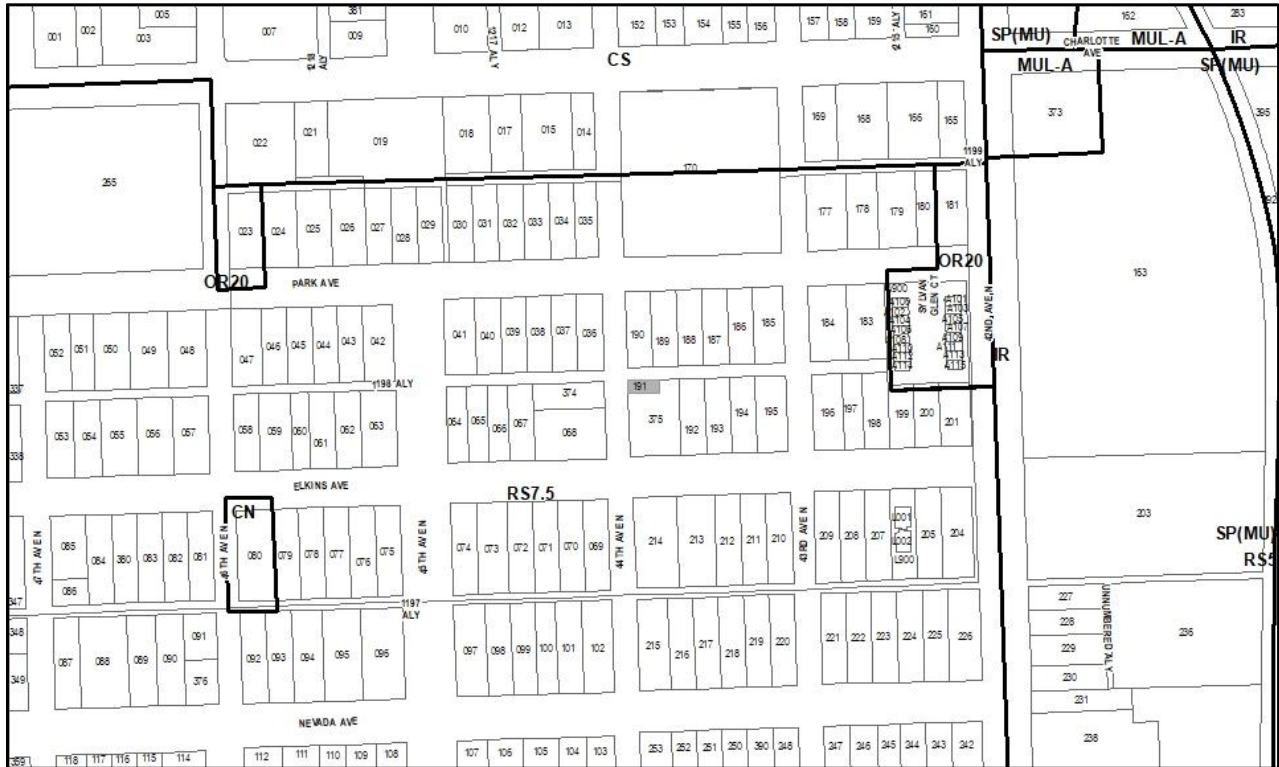
Sincerely,

Lucy Kempf
Executive Director
Metro Nashville Planning Department

CC: Larry Papel



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2019NHL-001-001

JUST PIZZA (NEIGHBORHOOD LANDMARK)

Map 091-16, Parcel(s) 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 and July 18, 2019, Planning Commission meetings. No public hearing was held.

Staff Reviewer Rickoff
Staff Recommendation Approve with conditions.

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.

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *Due to parcel size, RS7.5 would not permit any residential units on this property under existing entitlements.*

Park-Elkins Neighborhood Conservation Overlay District (NC) Overlay Districts are geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development.

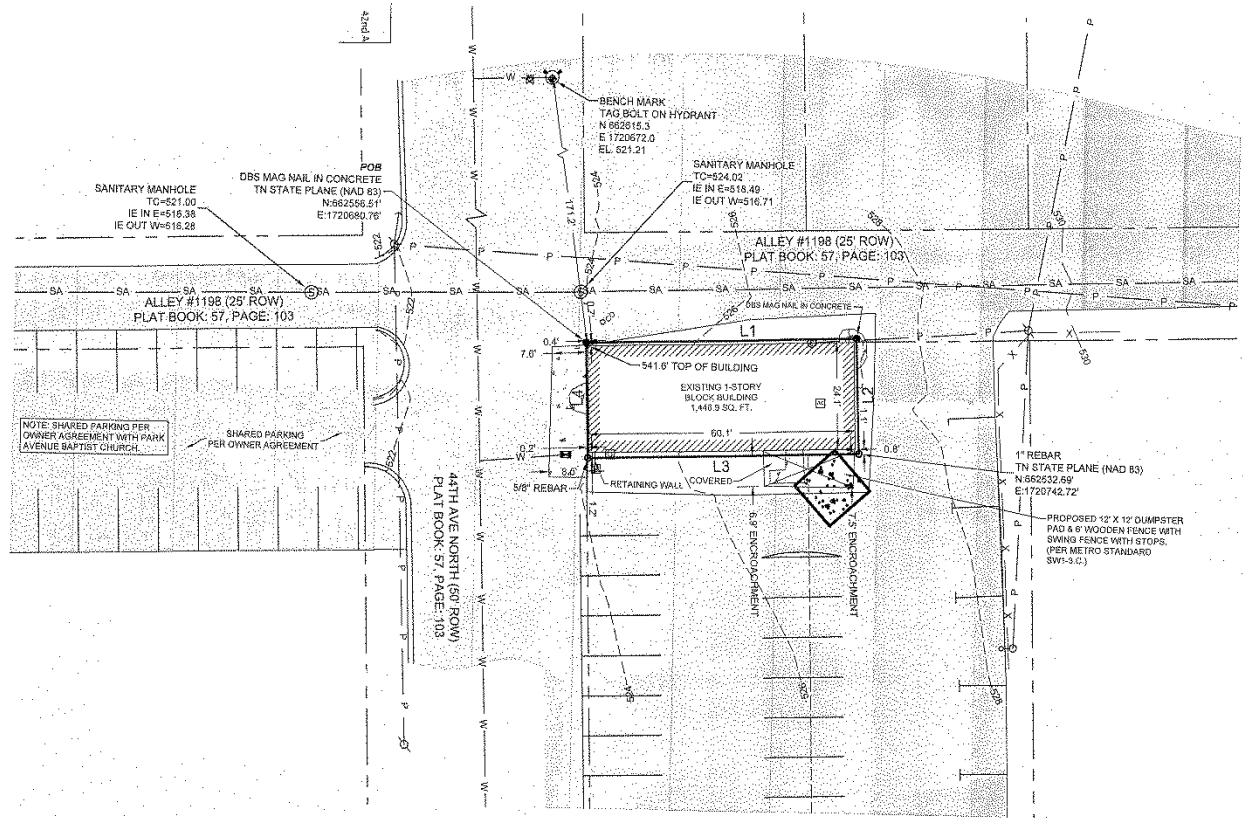
Neighborhood Landmark Overlay District (NLOD) is intended to preserve and protect landmark features whose demolition or destruction would constitute an irreplaceable loss to the quality and character of the neighborhood or community.

HISTORY

The building on the site was constructed c. 1931 as the John E. Lawrence & Sons Grocery, located in the Sylvan Park neighborhood. Mixed in with residences for much of the neighborhood’s history were small grocery stores, some serving as combination grocery/residence. The structure is not individually listed on the National Register of Historic Places, but the property is within the Park and Elkins National Register District and is located in the Park-Elkins Conservation Overlay District.



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Proposed Neighborhood Landmark Development Plan



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The purpose and intent of the Neighborhood Landmark District (NL) is to preserve and protect features that are important to maintain and enhance neighborhood character by allowing for adaptive reuse of the feature.

In 2018, Metro Council approved BL2018-1317, a text amendment to the Zoning Code that consolidated the NL District process into a single application process, where establishment of the NL District and approval of the development plan are considered concurrently. Therefore, this request is for establishment of the Neighborhood Landmark District and approval of the development plan outlining the proposed reuse of the feature.

PLAN DETAILS

The Neighborhood Landmark Overlay proposes a take-out restaurant within an existing structure located at the southeast corner of 44th Avenue North and Alley #1198. The existing structure comprises nearly 100% of the 0.04-acre site and is one-story, with its primary entrance located along 44th Avenue North. The building previously housed commercial uses but is currently vacant.

No exterior renovations are proposed other than exterior paint, landscaping, and the addition of a dumpster towards the rear of the building. Interior modifications include the addition of kitchen and food prep equipment for the restaurant.

The site is surrounded by several parking lots to the north, south, and west that are owned by Park Avenue Baptist Church, located north of the site on 43rd Avenue North. One of the church parking lots will provide parking for the proposed restaurant through a shared parking agreement, which was included with the plans. However, no parking is required for the proposed use, as take-out restaurants within the Urban Zoning Overlay are exempt from the minimum parking requirements.

ANALYSIS

A Neighborhood Landmark Overlay District Development Plan requires a recommendation by the Planning Commission and must include design standards to ensure the compatibility of the proposed plan with surrounding uses. Neighborhood Landmark districts are intended to preserve and protect neighborhood features that are considered critical components of the neighborhood context by permitting additional uses, beyond uses permitted by the underlying zoning district, provided that the Planning Commission determines that they are “compatible with, and sensitive to, abutting properties and the overall neighborhood fabric and appropriate to preserve and maintain the district.” A recommendation is also required by the Metro Historic Zoning Commission (MHZC) since the site is located within a NC Overlay district.

The site is located within an urban neighborhood at the corner of Alley #1198 and 44th Avenue North, approximately 550 feet south of Charlotte Avenue, which is identified on the Major and Collector Street Plan as an arterial boulevard and an immediate need high capacity transit corridor. The site is also located less than 800 feet east of 46th Avenue North, another arterial boulevard. The area transitions from single-family and scattered duplex and multi-family residential uses to non-residential uses to the north, along the Charlotte Avenue corridor.



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The plan proposes a take-out restaurant within an existing structure. No exterior additions or expansions are proposed to the structure, maintaining the existing building's bulk, massing, and rhythm along the street. Although parking is not required by the Metro Zoning Code, the plan includes a shared parking agreement with the church to use an existing parking lot, eliminating the potential for any additional curb cuts along the street, and exceeding the parking requirements of the Code. The proposed dumpster will be located towards the rear of the building, away from the street, and will include a fence enclosure, per the Code. No lighting or signage is proposed with this application.

The plan allows for adaptive reuse that will support the preservation of a significant neighborhood feature, which is currently vacant. The proposed take-out restaurant will provide for economically viable use of this unique structure in order to support its preservation, and conditions recommended by staff will ensure that the use is compatible with the surrounding neighborhood context and appropriate given the location. As the proposed development plan is consistent with the purpose and intent of the Neighborhood Landmark district, staff recommends approval with conditions. As there are currently no exterior alterations to the structure proposed other than exterior paint, the MHZC has also recommended approval of the plan.

FIRE RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs
- Solid waste and recycling container appears to cross a property line submit recorded documentation regarding cross access easements.

TRAFFIC RECOMMENDATION

- Provide parking per metro code.

HISTORIC RECOMMENDATION

Approve

- The MHZC recommends approval as there are no exterior alterations planned that will be reviewed in this district.

WATER SERVICES RECOMMENDATION

Approve



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STAFF RECOMMENDATION

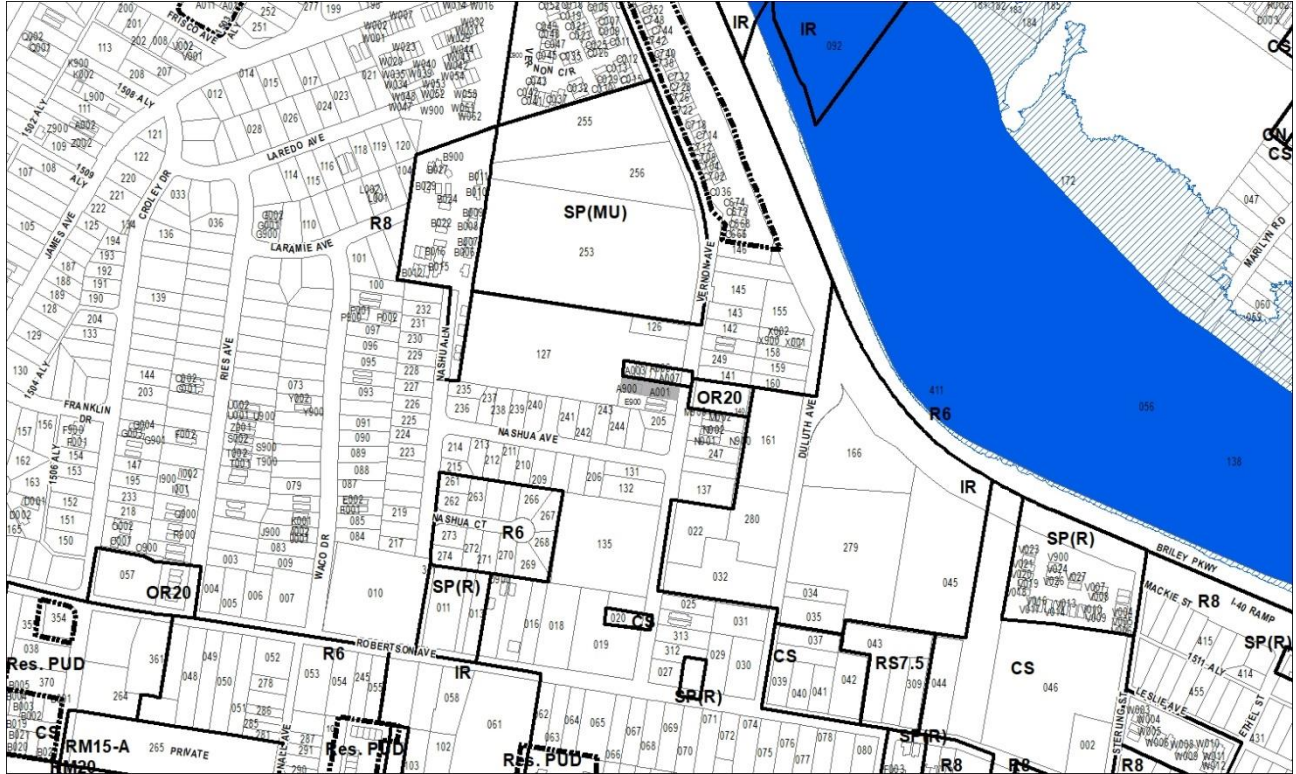
Staff recommends approval with conditions.

CONDITIONS

1. Permitted uses shall be limited to “Restaurant, take-out”.
2. The use shall take place entirely within the existing structure.
3. No exterior additions to the structure shall be permitted.
4. One on-premises identification sign, with a maximum of six square feet, at the development entry from 44th Avenue North, shall be permitted. No identification sign may exceed six feet in height. Signage shall not be internally illuminated.



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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, June 27, 2019, and July 18, 2019 Planning Commission meetings. No public hearing was held.

Staff Reviewer Lewis
Staff Recommendation *Defer to the September 26, 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 September 26, 2019, Planning Commission meeting at the request of 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.

Deferrals This item was deferred at the July 18, 2019, Planning Commission meeting. A public hearing was held and closed.

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

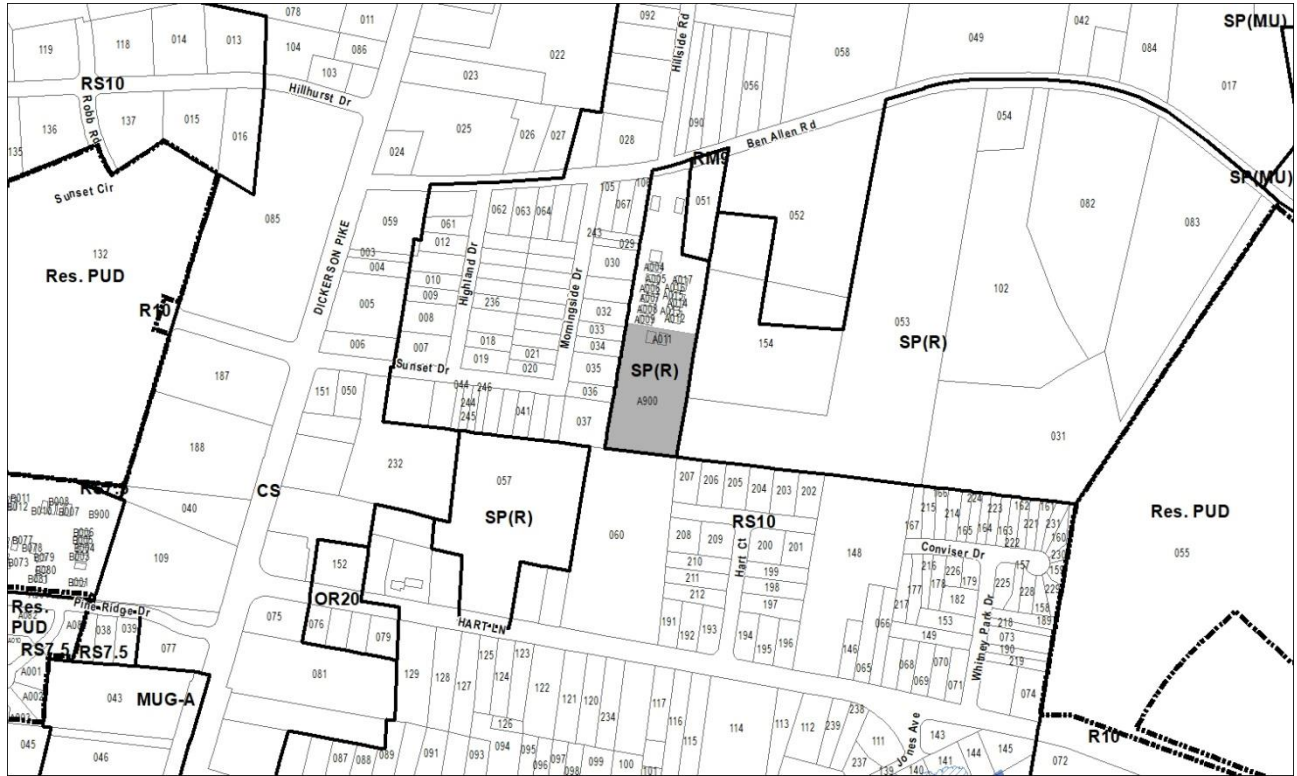
APPLICANT REQUEST
Zone change from R8 to RM15-A.

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

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



Metro Planning Commission Meeting of 8/22/2019



2014SP-086-003

204 BEN ALLEN SP (AMENDMENT)

Map 060-00-0-A, Parcel(s) 900

05, East Nashville

08 (Nancy VanReece)



Project No.	Specific Plan 2014SP-086-003
Project Name	204 Ben Allen SP (Amendment)
Council District	08 - Van Reece
School District	3 - Speering
Requested by	Dale and Associates, applicant; CAM Properties LLC, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Defer to the September 12, 2019, Planning Commission meeting.</i>

APPLICANT REQUEST

SP amendment to permit 19 multi-family units.

SP Amendment

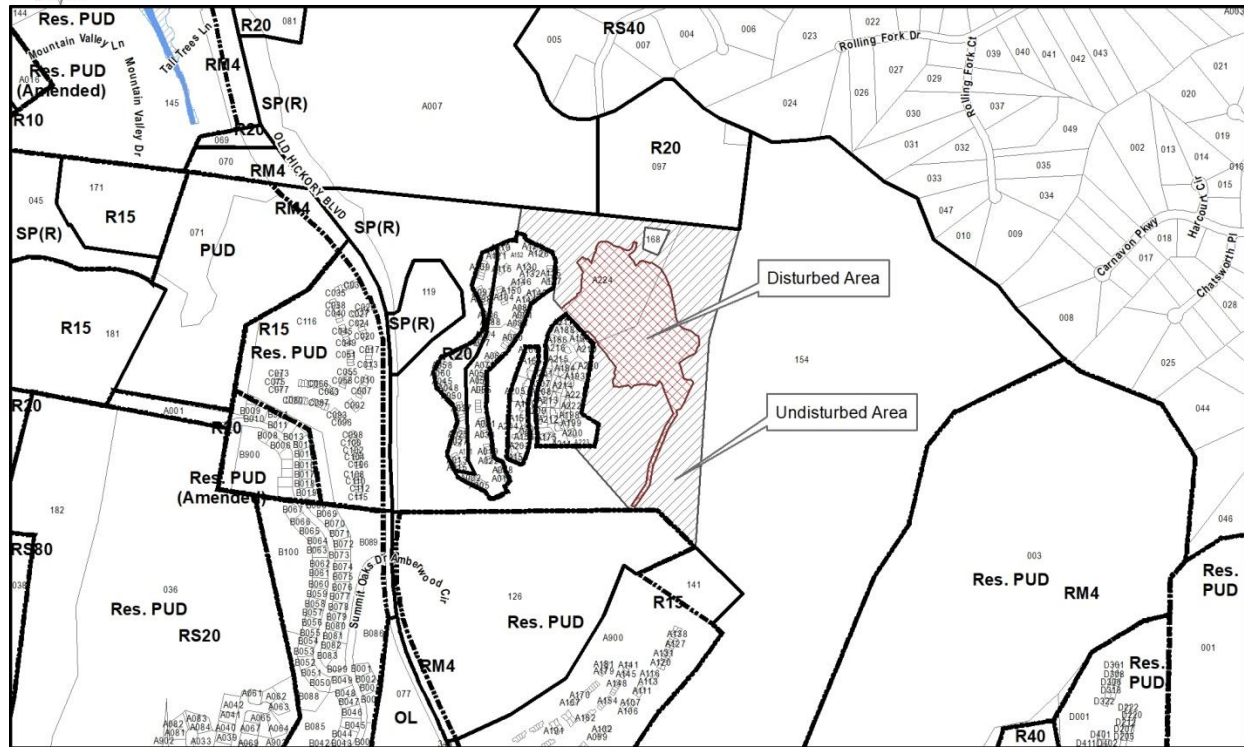
A request to amend a Specific Plan for a portion of property located at 204 Ben Allen Road, approximately 190 feet east of Morningside Drive, zoned Specific Plan (SP) (2.18 acres), to permit 19 multi-family residential units.

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 8/22/2019



2015SP-113-002
NASHVILLE HIGHLANDS SP (FINAL)
Map 128, Part of Parcel(s) 154
Map 128-12-0-A, Part of Parcel(s) 224
06, Bellevue
23 (Mina Johnson)



Project No.	Specific Plan 2015SP-113-002
Project Name	Nashville Highlands SP (Final)
Council District	23- Johnson
School District	9- Frogge
Requested by	Kimley Horn and Associates, applicant; Nashville Highlands, LLC, and Reserve Service Assoc, Inc, owners.
Staff Reviewer	Rickoff
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Final site plan approval for a Specific Plan.

Final Site Plan

A request for final site plan approval for a portion of properties located at 350 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), east of Woodbury Falls Drive, zoned Specific Plan-Residential (SP-R) (42.68 acres, including 13.03 acres of disturbed area and 29.65 acres of undisturbed area), to permit 323 multi-family residential units.

Existing Zoning

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

REQUEST DETAILS

This is a request for final site plan approval for the Nashville Highlands SP. The preliminary SP (BL2015-86) was approved in 2016 to permit up to 360 multi-family units. The SP limits disturbance for residential development to a maximum of 14 acres. The conditions of BL2015-86 include a requirement for the final site plan to be reviewed and approved by the Planning Commission.

The SP was adopted in conjunction with the cancellation of an undeveloped portion of the Nashville Highlands PUD, which was approved in 1985 for 1,062 residential units. The PUD boundary comprised several hundred acres, including this site and additional parcels southward to Highway 70. Approximately 69 acres of the PUD (referred to as Eagle Ridge at the Reserve) had developed with 198 units, a clubhouse, a water tower, and the internal driveway network. In 2016, the undeveloped portion of the PUD (approximately 246 acres) was cancelled and rezoned to an SP, intended to reduce the overall development footprint that was originally permitted by the PUD and establish standards to lessen the impact of development on the site’s environmentally sensitive areas, which include steep slopes, streams, and problem soils. The developed portion of the PUD remains intact.

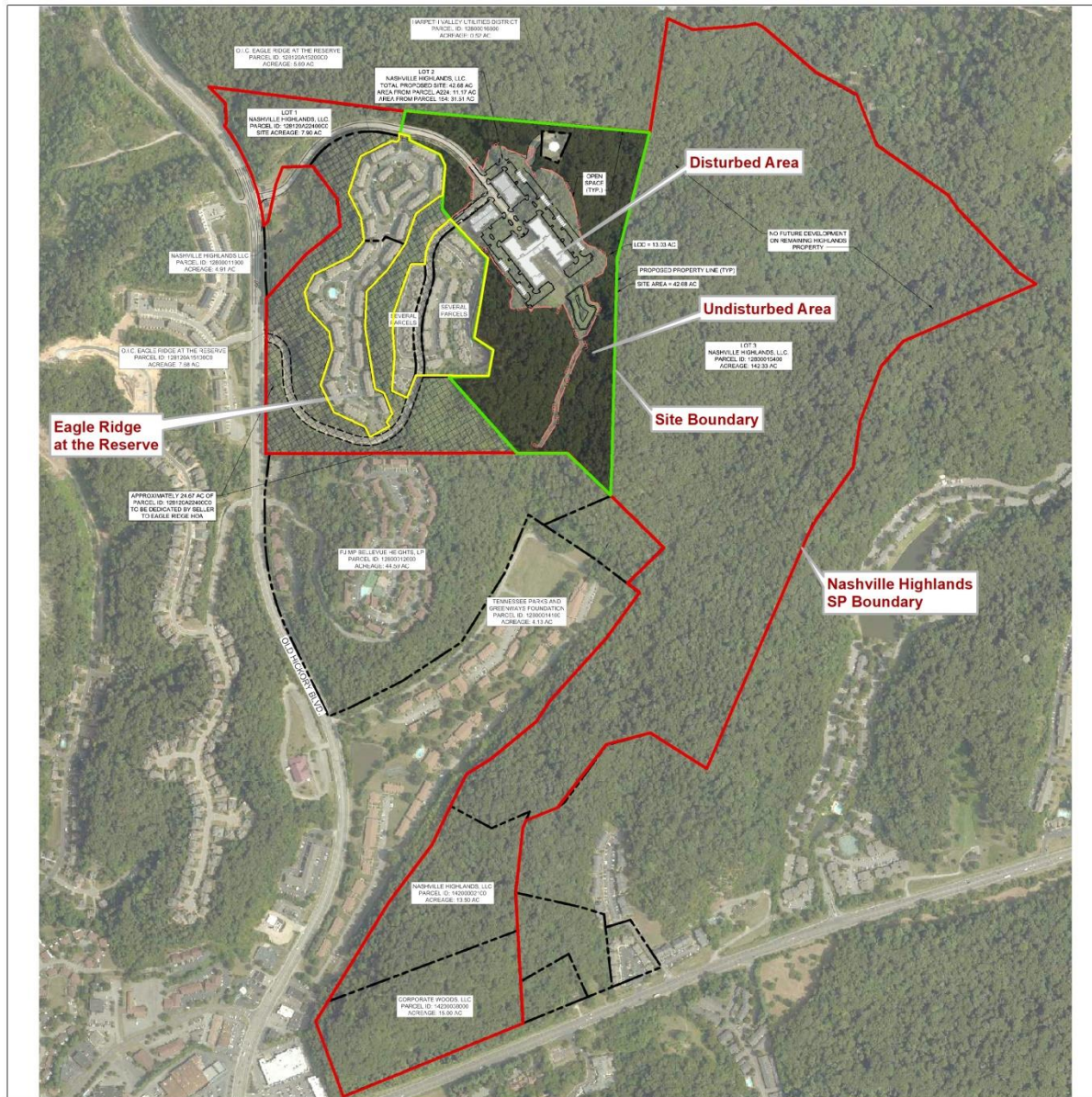
The preliminary SP did not include a site plan, but it did include a general disturbance boundary area limited to 14 acres, out of the 246 total acres within the SP boundary. The current request is for final site plan approval to permit 323 multi-family units within a 13.03-acre disturbance area.



Metro Planning Commission Meeting of 8/22/2019

SITE CONTEXT AND PLAN DETAILS

The site is comprised of 42.68 acres, located east of Old Hickory Boulevard, south of I-40 and north of Highway 70S. The site is vacant and is located just east of Eagle Ridge at the Reserve (Eagle Ridge), the remaining portion of the Nashville Highlands PUD. The Harpeth Valley water tower is immediately north of the site.



Site Context



Metro Planning Commission Meeting of 8/22/2019

Site Plan

The site plan proposes 323 residential units on 42.68 acres, including 13.03 acres of disturbed area and 29.65 acres of undisturbed area. The undisturbed area includes 28.82 acres of open space and 0.83 acres of existing, already-paved private drives. Residential development is limited to the 13.03-acre limits of disturbance, as identified on the plans. The area outside of the disturbance boundary has been established as open space.

The majority of the units are housed in three main buildings, including two smaller buildings (buildings 3000 and 4000) and one larger building that includes a clubhouse and outdoor amenities (building 5000), located central to the site. The three main buildings are proposed as 4/5 splits, with heights of four stories at the front and a fifth basement level towards the back of the buildings to account for the site's steep topography. The plan includes six carriage house buildings located around the periphery of the site. The carriage house buildings contain a total of twelve units and are two stories.

The site is parked through a combination of surface parking and individual garages, which are included on the carriage house buildings. Access to the site is provided from Old Hickory Boulevard via two existing drives that currently connect through Eagle Ridge. The northern and southern drives, which currently extend through Eagle Ridge and connect at a "T" near the site's entrance, will lead into a surface parking area that wraps the site. The southern drive is proposed with a gate, located between the site and Eagle Ridge, limiting the drive to emergency access only.. No new access points to Old Hickory Boulevard are proposed.

Open space wraps the buildings and includes areas for reforestation, amenities, and stormwater treatment, which is located towards the back of the site. The plan includes retaining walls at the back of the site, with maximum heights of six feet.

ANALYSIS

As explained previously in this report, the preliminary SP did not include a detailed site plan, but it did limit disturbance of the natural landscape to 14 acres and include standards to reduce the impact on environmentally sensitive areas, such as problem soils, hillsides, and streams within the SP boundary. The proposed plan reflects the SP standards established to achieve these goals.

The plan proposes 323 residential units located within a 13.03-acre disturbance boundary area, less than the maximum 360 residential units and 14-acre disturbance boundary area permitted by the preliminary SP. The currently proposed disturbance boundary area has been modified since the original plans were submitted to Planning, reflecting the community's desire to retain additional tree canopy and further reduce the overall development impact.

The original final site plan disturbance boundary extended the grading towards the southwestern portion of the site, closer to Eagle Ridge, and also further to east, resulting in additional tree loss within these areas. The original boundary was driven by the location of the bioretention areas, which were identified in two locations at opposite corners behind Building 5000. Additionally, the sewer line jogged out further to the east, cutting through areas with mature tree canopy. The combined effect resulted in disturbance to forested areas that hadn't previously been disturbed.



Metro Planning Commission Meeting of 8/22/2019

After further site analysis and coordination with the neighborhood, the grading and bioretention areas were relocated away from Eagle Ridge to a more centralized location behind Building 5000, near a previously disturbed road bed containing far less tree cover. The sewer line was also relocated to the previously disturbed road bed, significantly reducing the amount of large tree removal needed for the required site improvements. The modified limits of disturbance also shifted near the northeastern portion of the site, away from specific trees identified by the community.

The plan is consistent with the purpose of the preliminary SP, which was established to require higher standards for the protection and preservation of environmentally sensitive lands than the former PUD. Approximately 13 acres out of 246 total acres included within the SP boundary will be disturbed for residential development, limiting the overall development footprint to a concentrated area within the SP and setting aside areas for permanent open space. The plan works with the existing topography and site conditions to minimize the impact of disturbance within the development footprint by using environmentally sensitive building practices that will help maintain the overall integrity of natural areas within the SP area.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- See approved Stormwater Grading plans (SWGR# 2019026868) for final construction plans.

HARPETH VALLEY UTILITIES DISTRICT

Approve with conditions

- Water and sewer utilities plans will need to be designed using HVUD Specifications and submitted to HVUD for review and approval. A \$1,500 review fee is required for this submittal.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- Prior to the issuance of a building permit by MPW submit a recorded copy of the ROW dedications on OHB.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

Old Hickory Boulevard at Driveway 1 unsignalized Private Driveway

- Modify pavement markings to provide two (2) approach lanes: a shared left-turn/through lane and a separate right-turn lane. This improvement should be feasible within the existing pavement width.
- Provide STOP Control along the westbound approach.
- Construct northbound right-turn lane with 150 feet of storage length.



Metro Planning Commission Meeting of 8/22/2019

- Provide adequate intersection sight distance in accordance with the criteria provided in A Policy on Geometric Design of Highways and Streets.
- Install signs and pavement markings in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD).

Other Improvements

- Developer shall coordinate with WeGo Public Transit regarding a possible transit stop/shelter along Old Hickory Boulevard adjacent to the proposed development.
- Developer shall coordinate with Metro Public Works regarding pedestrian improvements along Old Hickory Boulevard adjacent to the proposed development between the possible WeGo shelter and the driveway at the existing signal.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

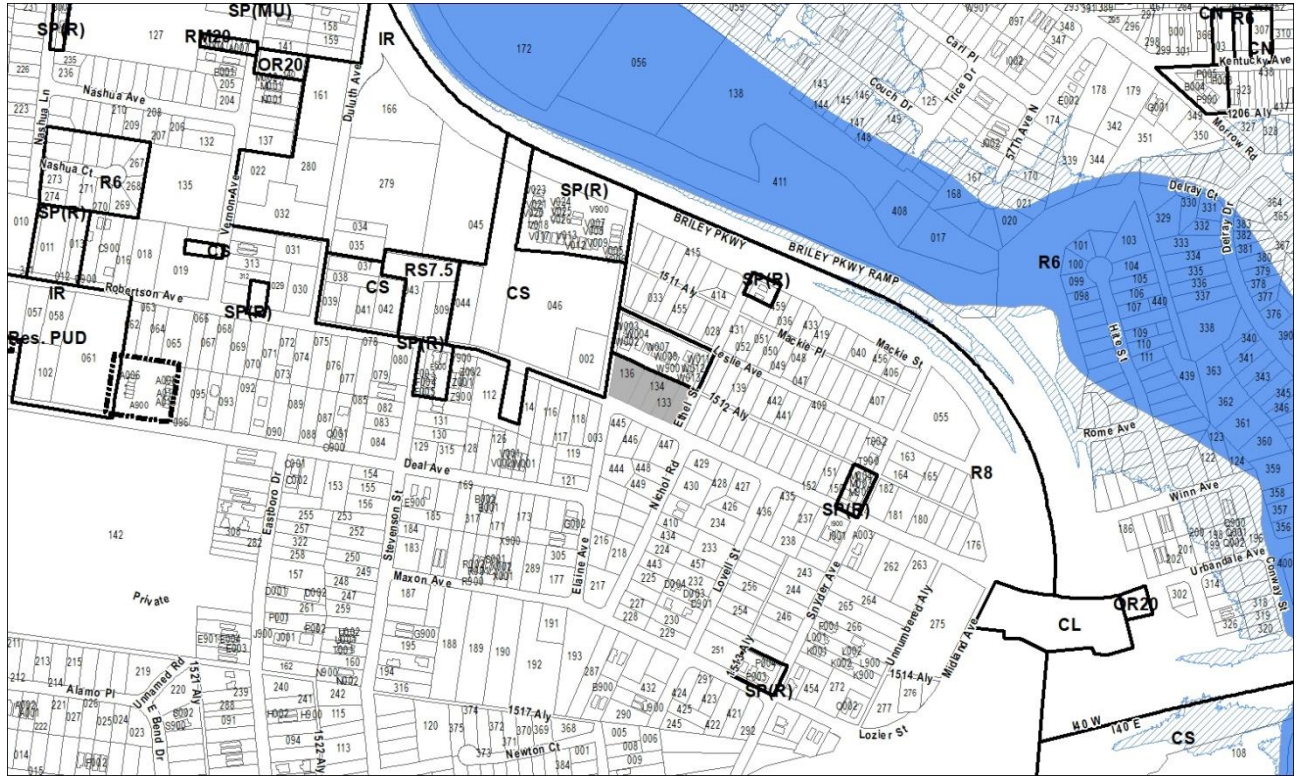
1. Disturbance of the natural landscape for residential development is limited to the Limits of Disturbance identified on the plans.
2. Any areas of existing sidewalk to be removed during construction shall be replaced as indicated on the plans.
3. Prior to any blasting, a pre-blast survey shall be conducted on homes within the state-required radius.
4. This approval does not include any signs. Signs 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.
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.
6. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the final site plan.
7. 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.
8. 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.
9. 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 issued until the half sized copy and CD have been accepted.
10. 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.
11. Comply with all conditions and requirements of Metro reviewing agencies.



SEE NEXT PAGE



Metro Planning Commission Meeting of 8/22/2019



2019SP-056-001
ROBERSTON AVENUE RESIDENTIAL SP
Map 091-10, Parcel(s) 132-136
07, West Nashville
20 (Mary Carolyn Roberts)



Project No.	Specific Plan 2019SP-056-001
Project Name	Robertson Avenue Residential SP
Council District	20 – Roberts
School District	9 – Frogge
Requested by	Klober Engineering Services, Applicant; Good Ol’ Boys, Owner.
Staff Reviewer	Lewis
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to permit a multi-family development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R8) to Specific Plan Residential (SP-R) zoning for properties located at 5824, 5826, 5828, and 5830 Robertson Avenue and Robertson Avenue (unnumbered), at the northeast corner of Sterling Street and Robertson Avenue (1.1 acres), to permit 19 multi-family residential units.

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 5 lots with 1 duplex lot for a total of 6 units.*

Proposed Zoning

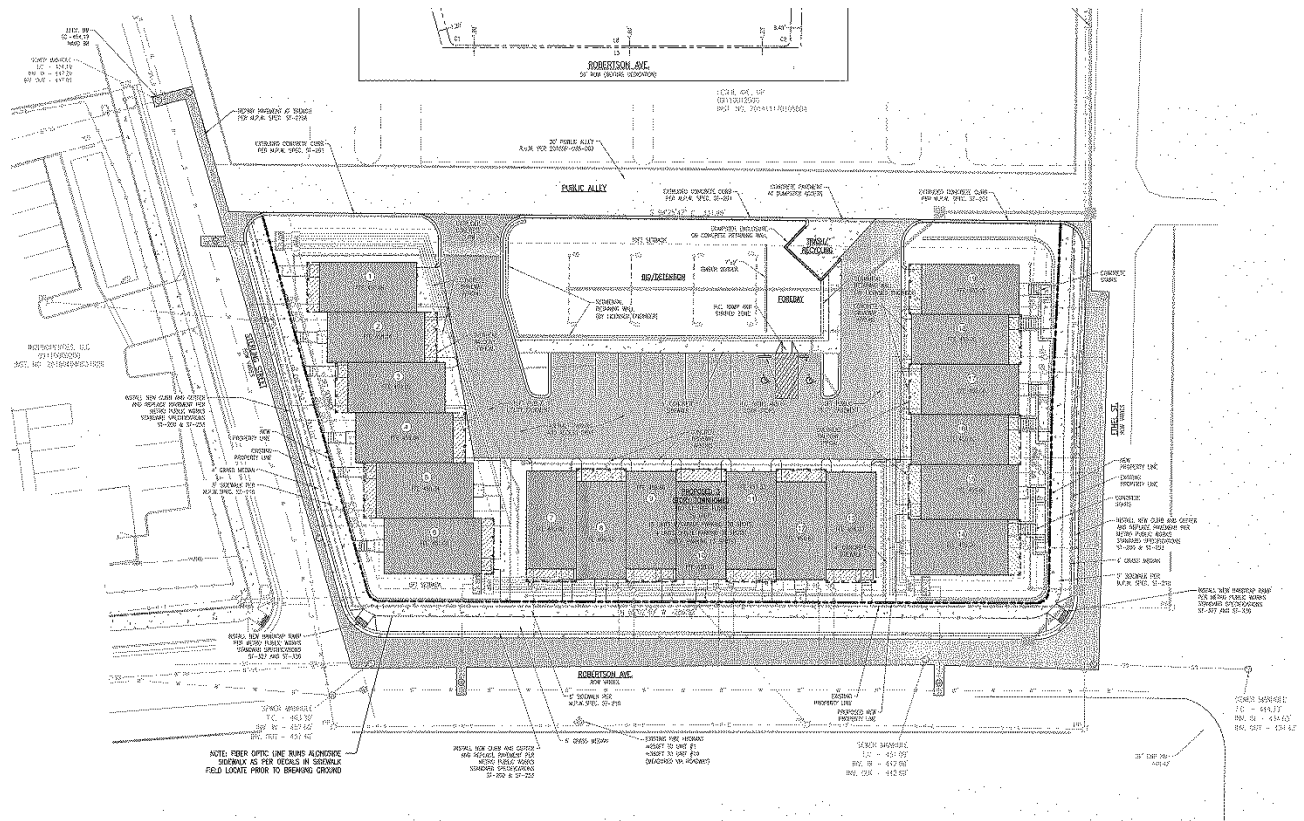
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building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

WEST 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.



Metro Planning Commission Meeting of 8/22/2019



Proposed Site Plan



Metro Planning Commission Meeting of 8/22/2019

PLAN DETAILS

The site is located on the north side of Robertson Avenue between Ethel Street and Sterling Street. The site has frontage along all streets.

The proposed development has three buildings each fronting a street. The buildings facing Ethel and Sterling Streets have six attached units, and the building fronting Robertson Avenue has seven attached units, for a total of 19 units proposed on site.

All parking is located behind the proposed buildings, in a combination of garages and surface parking spaces. The rear of the site is accessed by a public alley along the northern edge of the property, with access gained from Ethel and Sterling Streets. This alley was approved as a part of the SP to the north (BL2015-1219), which proposed to dedicate and build a 20 foot wide public alley between these two properties. As the access and parking for this SP is dependent upon the alley being constructed as a part of the adjacent SP, there is a condition of approval to address the construction of the alley. The parking area for the SP would be accessed via two points along the alley. The proposed parking area has 11 surface spaces and provides access to the rear loaded garages for fifteen of the units.

The plan includes six foot wide sidewalks and six foot wide planting strips along Robertson Avenue, consistent with the Major and Collector Street Plan. The plan shows five foot wide sidewalks and four foot wide planting strips along Ethel and Sterling Streets.

ANALYSIS

The area is primarily residential, zoned R8 and SP-R, with one and two-family structures. Across Sterling Street to the west is commercial development.

The T4 NE policy is described as having higher densities, smaller lots sizes, and a broader range and integrated mixture of housing types, providing housing choice. The proposed plan is higher intensity than the existing site and many of the surrounding properties, however this intensity is provided in a context sensitive site design. The proposed layout follows the existing development pattern in the area with attached street facing units with access to the sidewalk.

The T4 NE policy also aims to improve connectivity which is accomplished through the addition of sidewalks as well as the use of alleys. The proposed plan adds sidewalks to Ethel and Sterling Streets, enhancing pedestrian connectivity within the area. The proposed plan also has all vehicle access directed to an alley at the rear of the site and no proposed curb cuts along Robertson Avenue. The use of alleys is consistent with the urban form.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approve



Metro Planning Commission Meeting of 8/22/2019

WATER SERVICES RECOMMENDATION

Approved with conditions

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

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- Label/dim ROW dedication along frontages on final.

TRAFFIC AND PARKING RECOMMENDATION

Approve

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)	1.1	5.45 D	5 U	67	9	6

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	1.1	-	19 U	103	10	14

Traffic changes between maximum: **R8 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+14 U	+36	+1	+8

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP-R district: 2 Elementary 2 Middle 1 High

The proposed SP-R zoning district would generate five more students than under the existing zoning. Students would attend Cockrill Elementary, McKissack Middle School and Pearl-Cohn High School.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.



Metro Planning Commission Meeting of 8/22/2019

CONDITIONS

1. Permitted uses shall be limited to a maximum of 19 multi-family residential units and short term rental property – owner occupied. Short term rental property – not-owner occupied shall be prohibited.
2. Building elevations and a landscaping plan will be required at Final SP approval.
3. No building permits shall be issued until the alley to the north has been built and accepted by Public Works.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. The 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.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. 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 fallback RM20-A zoning district.
8. 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
9. 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.



Project No.	Specific Plan 2019SP-057-001
Project Name	Pitts Avenue Self Storage
Council District	11 – Hagar
School District	4 – Shepherd
Requested by	Williams Properties, applicant; James Ronald Morrison, owners.
Staff Reviewer	Elliott
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to permit a self-storage development.

Specific Plan

A request to rezone from Mixed Use Neighborhood (MUN) to Specific Plan – Commercial (SP-C) zoning for properties located at 101 Pitts Avenue and Pitts Avenue (unnumbered), at the corner of Pitts Avenue and Old Hickory Blvd, (4.37 acres), to permit self-service storage use.

Existing Zoning

Mixed Use Neighborhood (MUN) is intended for a low intensity mixture of residential, retail, and office uses.

Proposed Zoning

Specific Plan-Commercial (SP-C) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan is for a self-service storage use.

DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN

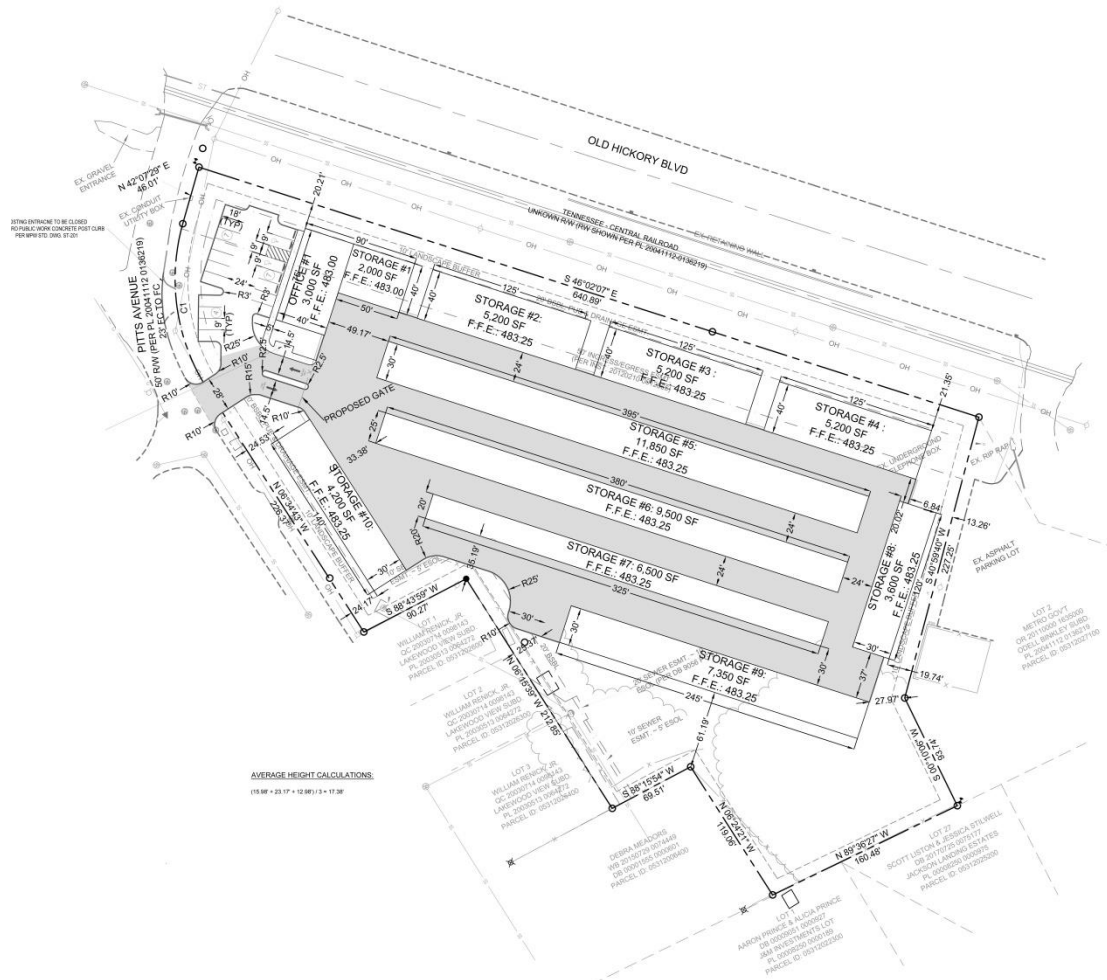
T3 Suburban Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive, and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.

SITE CONTEXT AND PLAN DETAILS

The site is approximately 4.37 acres and is at the south-east corner of the intersection of Old Hickory Boulevard and Pitts Avenue. A railway separates Old Hickory Boulevard from the subject site. The site is undeveloped and accessed via Pitts Avenue. The surrounding uses on Old Hickory Boulevard are mostly commercial with some multi-family residential. The properties to the south are single-family lots.



Metro Planning Commission Meeting of 8/22/2019



Proposed Site Plan



Metro Planning Commission Meeting of 8/22/2019

Site Plan

The plan proposes a self-service storage complex, comprised of 10 separate buildings. A portion of one building is proposed as office space. The plan proposes access via Pitts Avenue and has parking in front of the office space and in the north-west corner of the site. The building containing the office space addresses the intersection of Pitts Avenue and Old Hickory Boulevard, is two-stories, and has a brick façade with a flat roof. The remaining buildings are one-story stone paneled buildings with flat roofs. The buildings fronting on Old Hickory Boulevard have faux-store front elements with brick wrapping to address the corridor. The bays to the storage units are internally facing and there is an 8' chain-link fence in the gaps of the buildings to create a secure site.

The stormwater drains to bio-retention areas in the south-east corner of the site and there is a 10 foot landscape buffer around the perimeter of the entire site. There is a parking in front of the office building and it is screened by landscaping.

ANALYSIS

The plan is generally consistent with the land use policies considering a railway physically separates the property from the Old Hickory Boulevard corridor. The proposal addresses the corridor with its building orientation and architecture. The application provides sidewalks and creates an enhanced pedestrian environment. The proposed use will have a low traffic impact on Pitts Avenue which serves as a primary access point to the residential neighborhood to the south, and the proposed landscaping will serve to screen the development and transition to the additional residential neighborhood.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Capacity must be reserved before issuance of building permits. (Permit Nos. T2019036302 and T2019036305)

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- Indicate on plans, waste/recycle.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- No signs, landscaping, or other vertical obstructions shall inhibit line of sight at entrance.



Metro Planning Commission Meeting of 8/22/2019

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

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)	2.2	0.6 F	57 U	391	28	36

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (931)	1.1	0.6	28,750 SF	2411	21	225

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.0	0.6 F	26,136 SF	1659	84	179

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
Mini-Warehouse (151)	4.4	-	63,600 SF	97	7	11

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-4364	-126	-429

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to self-service storage and general office.
2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Comply with all conditions and requirements of Metro reviewing agencies.
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 MUN zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.



Metro Planning Commission Meeting of 8/22/2019

7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.



Metro Planning Commission Meeting of 8/22/2019



2019SP-058-001

THE GROVE AT MERIDIAN SP

Map 071-07, Parcel(s) 166-168, 185-187

05, East Nashville

05 (Scott Davis)



Project No.	Specific Plan 2019SP-058-001
Project Name	The Grove at Meridian SP
Council District	05 - Davis
School District	5 - Buggs
Requested by	Kimley-Horn, applicant; Strategic Options International, LLC and Ralph A. Edwards, owners.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Rezone to SP-MR to permit 64 Multi-family residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Mixed Residential (SP-MR) zoning for properties located at 1705, 1707, and 1709 Luton Street and 1706, 1802, and 1804 Meridian Street, approximately 200 feet north of Edith Avenue, (2.03 acres), to permit 64 multi-family residential units.

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 17 lots based upon acreage only. 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.



Metro Planning Commission Meeting of 8/22/2019



Proposed Site Plan



Metro Planning Commission Meeting of 8/22/2019

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 approved and adopted by the Planning Commission on June 14, 2018. The Highland Heights Study was completed after an extensive community engagement process and resulted in updates to the community character policies for the area, as well as establishment of a supplementary Building regulating plan. The T4 NE land use policy applicable to this site did not change with the adoption of the Highland Heights Small Area Plan.

This site is within the R5 sub-district of the Building Regulating Plan. The intent of the R5 sub-district is to create and enhance neighborhoods to include greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques that form a transition from Dickerson Pike's higher density mixed use. The R5 sub district calls for improvements to existing street, sidewalk, bikeway, and stormwater infrastructure to T4 Urban Transect standards through new private sector development. The policy anticipates that an additional means of access, increased connectivity, and a more specific and certain built environment can improve the quality of life of neighborhood residents. The R5 sub-district supports duplexes, plex or manor house, courtyard flats, low-rise flats, mid-rise flats.

The Mobility Plan establishes a neighborhood-scale street hierarchy typology and cross sections, identifies new public street connections, and identifies new public alley infrastructure. The mobility plans calls for a local street connection between Dickerson Pike and Meridian Street. A portion of the identified street connection will be constructed with this plan.

PLAN DETAILS

The site consists of six parcels located between Luton Street and Meridian Street. Five of the parcels contain single family structures; a single parcel is vacant. The site contains a total of 2.04 acres. The existing zoning allows for single-family residential uses.

The proposed plan includes 64 multi-family residential dwelling units in townhomes and stacked flat buildings. A total of 10 townhomes are depicted on the site plan. All of the units oriented toward a new public street. The remaining 54 units are located in three separate structures. Two of these structures will front Meridian Street; the remaining structure will front Luton Street. Vehicular access is provided through a new public street connecting Luton Street and Meridian Street. A new public alley will run north-south through the site, providing access to the rear of all of the proposed units. A total of 85 parking spaces are provided within the development which exceeds the requirement for a multi-family use by 6 spaces. Parking includes a mix of garages within the townhome units and surface parking lots located behind the multi-family buildings All of the townhome units are rear-loaded.

A five-foot sidewalk and four-foot planting strip is proposed along the new public street, consistent with the requirements for a local street. An 8-foot sidewalk and 4-foot planting strip, consistent with the Major and Collector Street Plan requirements, is provided along the Meridian Street.



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A five-foot sidewalk and four-foot planting strip is proposed along Luton Street, consistent with the requirements for a local street.

The SP includes architectural standards requiring that buildings avoid uninterrupted, blank facades through the incorporation of a change in building material or articulations every 30 linear feet. Standards for porch depth, window orientation, and prohibited materials are also included. In addition to the architectural standards, character imagery for the townhomes and stacked flat buildings is provided. A site section showing the orientation of the townhome units relative to the new public street is provided within the site plan. The townhomes will be a maximum of three stories in 45 feet. The stacked flat buildings will be a maximum of 3 stories in 50 feet. Planning staff recommends a condition requiring a B-3 landscape buffer along the southern boundary of the site.

ANALYSIS

The policy supports infill development to produce a different character that includes increased housing diversity. The plan includes townhomes and stacked flats to provide a variety of housing choices within the site. Two of the stacked flats buildings will be oriented toward Meridian Street and Luton with architectural elements to help activate the pedestrian realm and establish a presence along the street in this evolving area. The development includes a public street with public sidewalks, which will create another east-west connection for pedestrians and vehicular traffic in the neighborhood. The plan also includes sidewalk connections and pedestrian improvements to enhance the pedestrian network and provide better access to existing transit service along Meridian.

The Highland Heights Supplemental Policy envisioned that this portion of the study area would accommodate additional intensity in concert with the installation of infrastructure. Specifically, improvements to the road and alley network as stated within the mobility plan portion of the Highland Heights Supplemental Policy. The infrastructure improvements are intended to enhance the block structure with the highland Heights Neighborhood thereby increasing vehicular and pedestrian connectivity. The connectivity goals of the supplemental policy are accomplished at this site through the proposed north-south alley and east-west public street. The site's location in proximity to Dickerson Pike and Trinity Lane makes it an appropriate location for additional intensity given the infrastructure proposed. The SP is consistent with the T4 Neighborhood Evolving Policy and Highland Heights Supplemental Policy goals at this location.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process

STORMWATER RECOMMENDATION

Approve

WATER SERVICES

Approve with conditions

- Approved as a Preliminary SP only. Water and sanitary sewer capacity must be reserved prior to Final Site Plan/SP approval



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PUBLIC WORKS RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- Prior to Final SP, show and label Joy Ave. as an MPW ST-252 public road.
- Prior to Final SP, provide easements for off-site grading, on the north side of proposed Joy Ave.
- Prior to Final SP, submit road construction plans for Joy Ave and the new north/south public alley as described in the approved small area plan.
- Prior to building permit approval, submit recorded ROW dedication(s) for the new public road and alley. Additionally, include a public access easement for a temporary turn around on private property.
- Prior to Final SP, relocate dumpster/ recycling facilities and mail kiosks off the alley and onto private property.

TRAFFIC AND PARKING RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **RS-5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	2.03	8.71 D	17 U	204	17	19

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.03	-	64 U	443	32	40

Traffic changes between maximum: **RS-5 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	47 U	+239	+15	+21

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP-MR district: 35 Elementary 22 Middle 18 High

The proposed SP-MR zoning is expected to generate 72 more students than the existing RS5 zoning districts. Students would attend Shwab Elementary School, Jere Baxter Middle School.



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STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

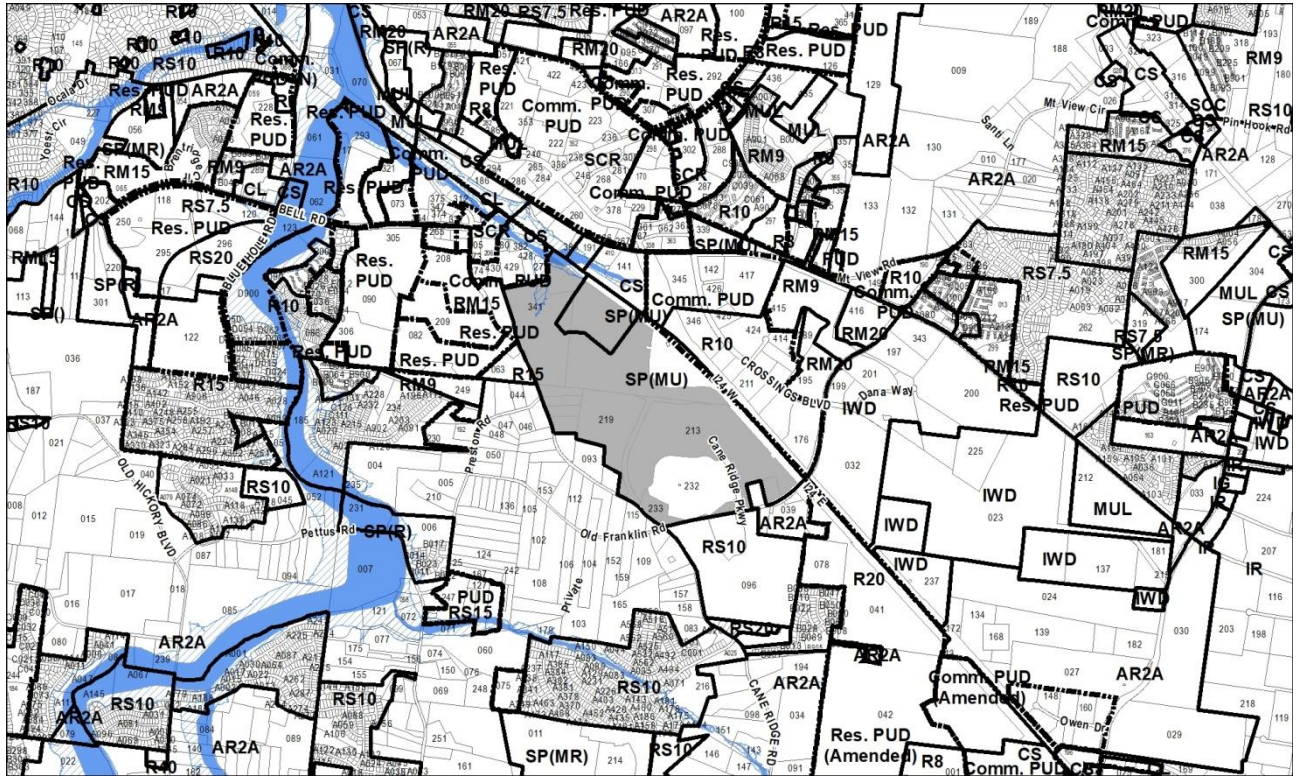
1. Permitted land uses shall be limited to a maximum of 64 multi-family residential units. Short term rental property – owner occupied and short term rental property – not-owner occupied shall be prohibited.
2. Make the following update on the corrected copy: on the Notes and Standards sheet under Permitted uses, revise as follows: Permitted uses: Permitted uses shall be limited to 64 multi-family residential units. Short term rental property-owner occupied and short term rental property – not-owner occupied shall be prohibited.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. Height shall be measured consistent with the requirements of the Metro Code. Remove all references to height measurement as stated on the plan.
5. A B-3 Landscape buffer is required along the southern property line.
6. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
7. All references to on street parking shall be removed from the corrected copy of the preliminary site plan.
8. 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 RM20-A zoning district as of the date of the applicable request or application.
9. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
10. The Preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
11. 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.
12. 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. 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.



SEE NEXT PAGE



Metro Planning Commission Meeting of 8/22/2019



2016S-190-001

CENTURY FARMS CONSOLIDATION AND SUBDIVISION

Map 163, Parcel(s) 341

Map 174, Parcel(s) 021, 024.01, 023, 059, 061, 062, 213, 218, 219, 233

12, Southeast

32 (Jacobia Dowell)



Project No.	Final Plat 2016S-190-001
Project Name	Century Farms Consolidation and Subdivision
Council District	32 - Dowell
School District	6 - Hunter
Requested by	Barge, Waggoner, Sumner & Cannon, Inc., applicant; Century Farms, LLC, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Request for final plat approval to create two lots and dedicate right-of-way.

Final Plat

A request for final plat approval to consolidate eleven parcels into two lots and dedicate right-of-way on properties located at 3135 Old Franklin Road and 5430, 5438, 5446, 5448 Cane Ridge Road and Cane Ridge Road (unnumbered), at the north corner of Cane Ridge Road and Old Franklin Road, zoned Specific Plan-Mixed Use (SP-MU) (258.42 acres).

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. The SP permits 1,300 multi-family residential units as well as various office and commercial uses within the 300 acre site.

Community Character Manual Policy

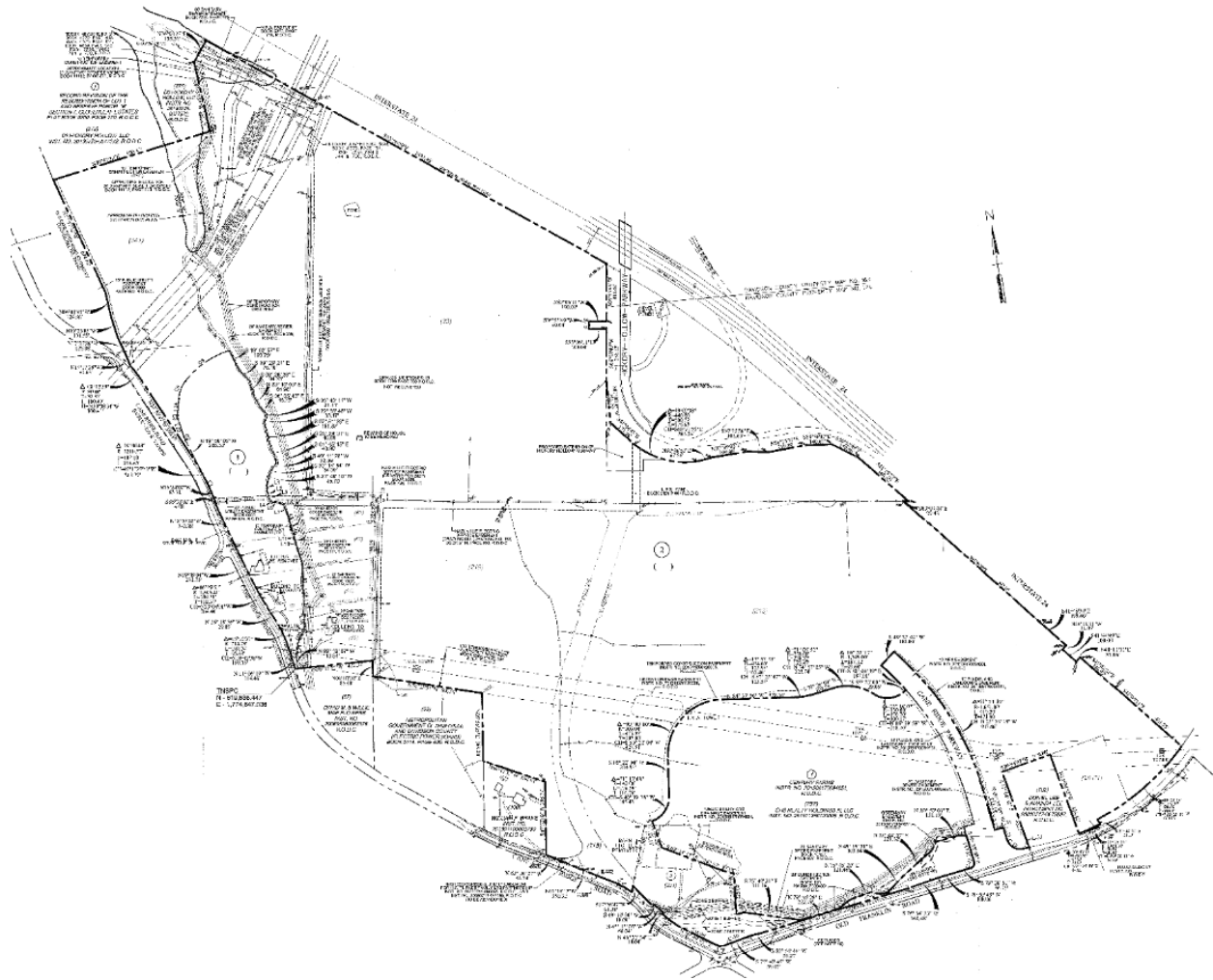
The site is within the D Destination Retail (D DR) and the Conservation (CO) policies. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For D DR and CO, the conventional regulations found in Chapter 2-8 are utilized.

PLAN DETAILS

This request is for final plat approval for property located at 3135 Old Franklin Road and 5430, 5438, 5446, 5448 Cane Ridge Road and Cane Ridge Road (unnumbered), at the north corner of Cane Ridge Road and Old Franklin Road. The site is located adjacent to Interstate 24 which borders the site along the eastern property line. Cane Ridge Road and Old Franklin Road form the west and south boundaries for the site. The site contains a total of 258.42 acres. The proposal is to consolidate eleven parcels into two lots and dedicate right-of-way.



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Analysis

Section 2-8.2 of the Subdivision Regulations outlines the criteria for reviewing consolidation subdivisions. The subdivision regulations do not provide additional criteria for subdivision within areas which contain D Destination Retail policy. The plat is consistent with the Specific Plan zoning that covers the property. The plat meets all of the applicable requirements of the subdivision regulations

Agency Review

All agencies have recommended approval.

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Platting of public ROW shall agree with proposed roadway improvements per TIS.

WATER SERVICES RECOMMENDATION

Approve with conditions

- 100% of capacity fees must be paid before first tap can be made.

STAFF RECOMMENDATION

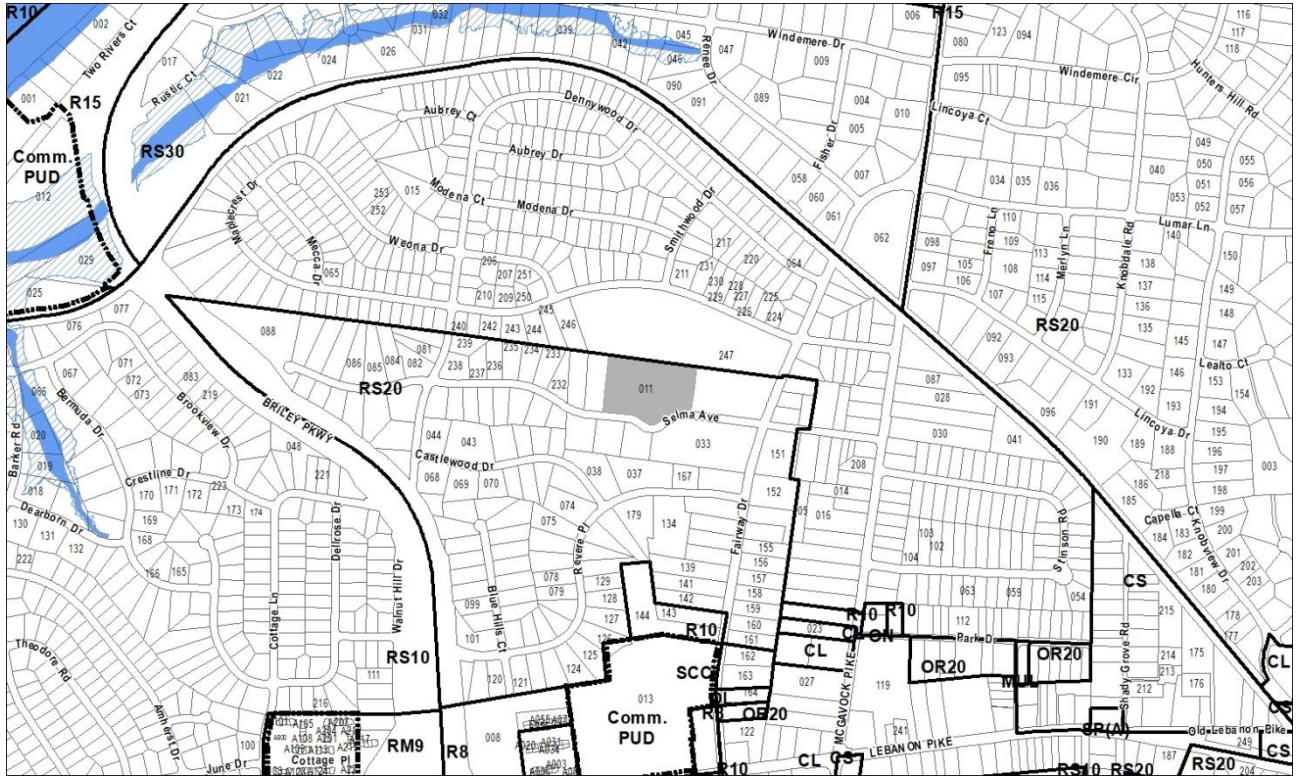
Staff recommends approval with conditions.

CONDITIONS

1. Comply with all conditions of Metro reviewing agencies.



Metro Planning Commission Meeting of 8/22/2019



2019S-134-001
SELMA AVENUE CLUSTER SUBDIVISION
Map 084-15, Parcel(s) 011
14, Donelson - Hermitage - Old Hickory
15 (Jeff Syracuse)



Project No.	Concept Plan 2019S-134-001
Project Name	Selma Avenue Cluster Subdivision
Council District	15 – Syracuse
School District	4 - Shepherd
Requested by	Barge Cauthen and Associates, applicant; Hugh Entrekin, owner.
Staff Reviewer	Lewis
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Concept plan approval to create 9 lots.

Concept Plan

A request for concept plan approval to create nine cluster lots on property located at Selma Avenue (unnumbered), approximately 450 feet west of Fairway Drive, zoned Single-Family Residential (RS20) (4.89 acres).

Existing Zoning

Single Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *RS20 would permit a maximum of 9 single-family lots subject to compliance with the standards of the Metro Subdivision Regulations.*

Community Character Manual Policy

The site is within the Suburban Neighborhood Maintenance (T3 NM) policy. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For T3 NM, the conventional regulations found in Chapter 3 are utilized.

Plan Details

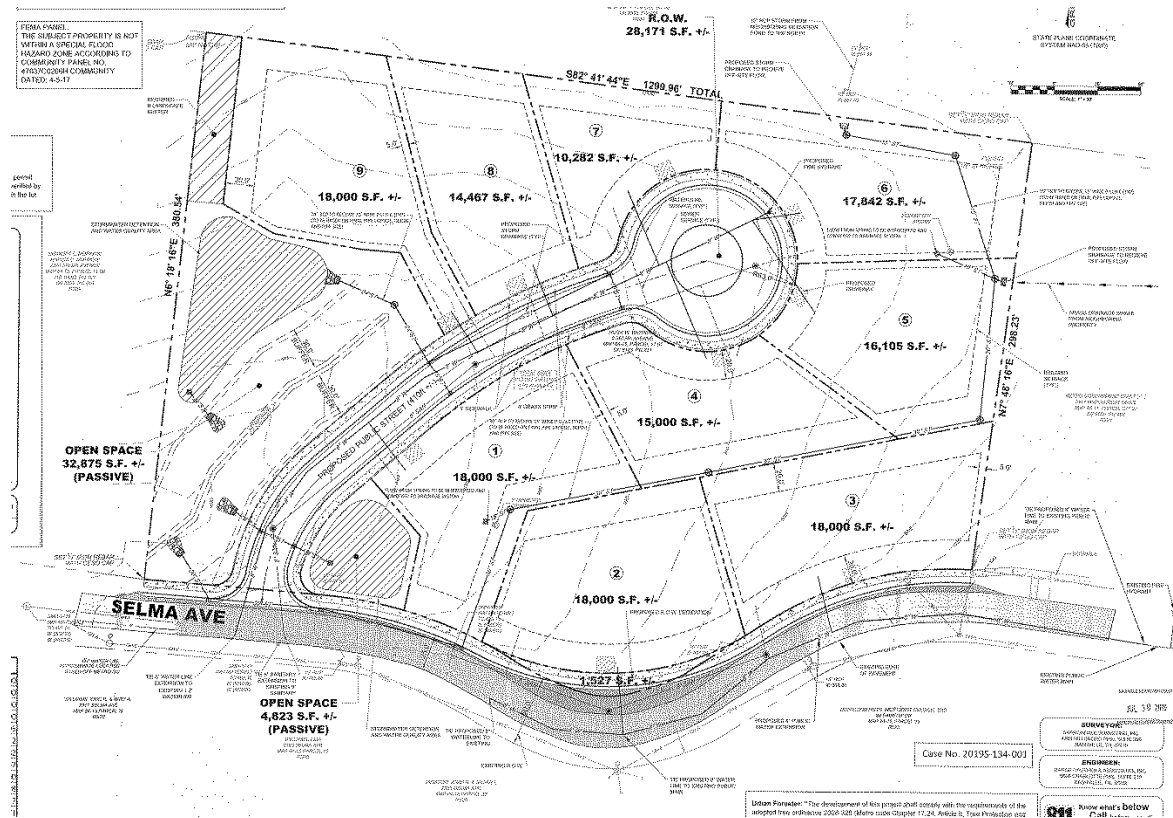
This proposal is for subdivision development under existing zoning entitlements. No rezoning is proposed with this application. The property is approximately 4.89 acres and is located west the intersection of Fairway Drive and Selma Avenue. The site is currently vacant. There are single family homes to the south and west. Stanford Montessori Elementary School is located to the east. The properties to the north and to the east of the site are a part of the school grounds.

Site Plan

The site plan proposes nine single-family clustered lots. Lot sizes range from approximately 10,000 square feet to 18,000 square feet. Two lots will front on Selma Avenue, an existing street. The other lots will gain access from a proposed cul-de-sac off of Selma Avenue. The proposed cul-de-sac is a public road. The site plan includes a four foot wide planting strip and five foot wide sidewalks adjacent to all public rights-of-way throughout the site.



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Proposed Site Plan



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The site includes sensitive environmental features identified by the conservation policy. There is a stream located at the southwest corner of the property. The proposed concept plan proposes lots outside of the required stream bufferyards. A standard B landscape buffer and open space is proposed along the west property line of the proposed lot nine, the only property line adjacent to existing residential lots.

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 residential zoning districts. To promote creative designs, cluster lots are allowed to contain less than area than what is required by the base zoning district. The minimum lot area within a cluster subdivision can be reduced down two smaller base zone districts. With this plan, the applicant is proposing to cluster the parcels to 10,000 square foot lot sizes, reducing down to two zone districts to the RS10 zoning district. The cluster lot option does not allow more density than what would be allowed under RS10 zoning. Lots fronting existing public streets can only be reduced to 90% of the lot size of the zoning district; in this case 18,000 sf is the minimum lot size for the lots fronting Selma Avenue.

In cluster lot subdivisions, a minimum of 15% of the development must be set aside as open space. Of the total 4.89 acres, 0.87 acres, or 17.6% of the total area will remain as open space. The proposed concept plan protects the sensitive environmental features on site by providing required stream buffers and developing lots outside of the buffer area. The plan meets the requirements of the Subdivision Regulations and Zoning Code for a cluster lot subdivision.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process.

STORMWATER RECOMMENDATION

Approve with conditions

- Any springs (other than what is noted on the plans) shall be carried and daylighted away from stormwater controls (to be determined during Construction Drawing phase).

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Adequate sight distance per AASHTO must be provided at the intersection of the new street and Selma Ave.

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 SP approval.



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- These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

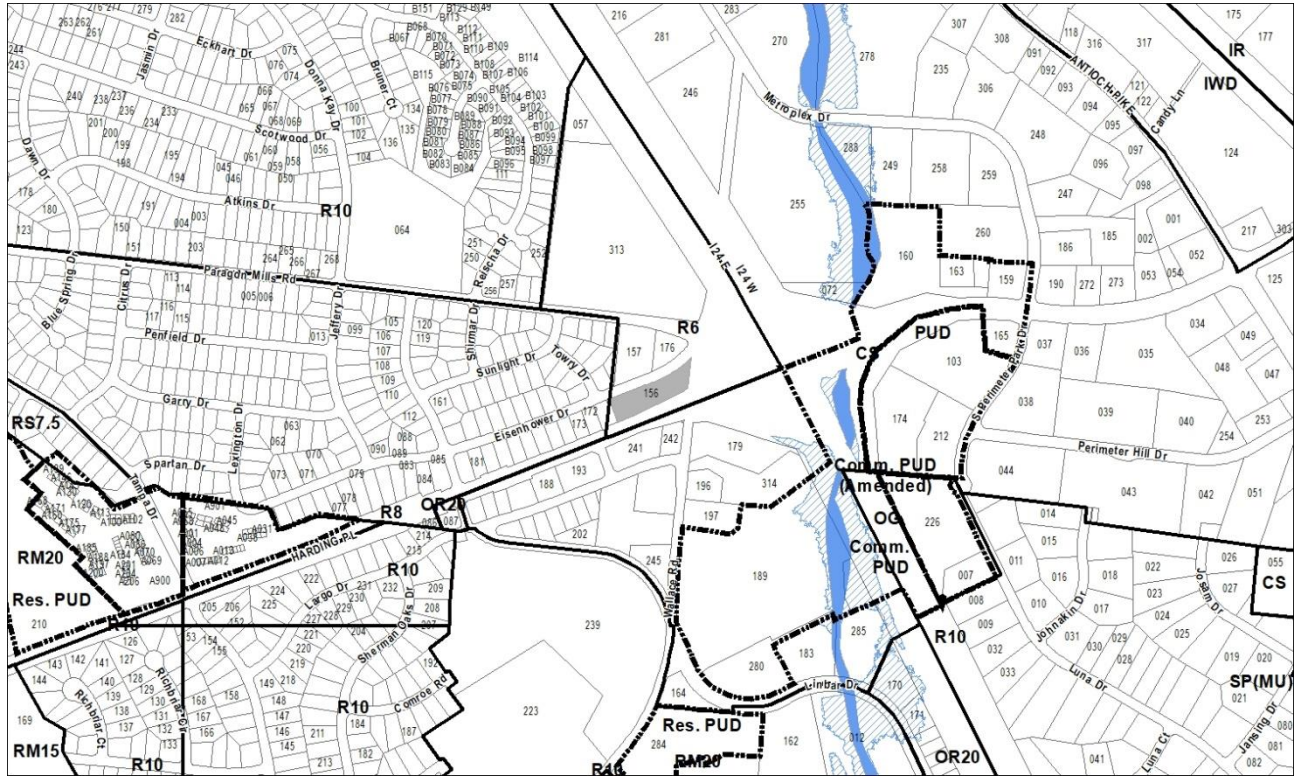
1. Pursuant to 2-3.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final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



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Metro Planning Commission Meeting of 8/22/2019



2019S-160-001

1242 PROPERTY SOLUTIONS, LLC PROPERTY

Map 134, Parcel(s) 156

12, Southeast

26 (Jeremy Elrod)



Project No.	Final Plat 2019S-160-001
Project Name	1242 Property Solutions, LLC Property
Council District	26 – Elrod
School District	6 – Bush
Requested by	Clint T. Elliott Surveying, applicant; 1242 Property Solutions LLC, owners.
Staff Reviewer	Lewis
Staff Recommendation	<i>Defer to the September 26, 2019, Planning Commission meeting.</i>

APPLICANT REQUEST

Final plat to create 8 lots.

Concept Plan

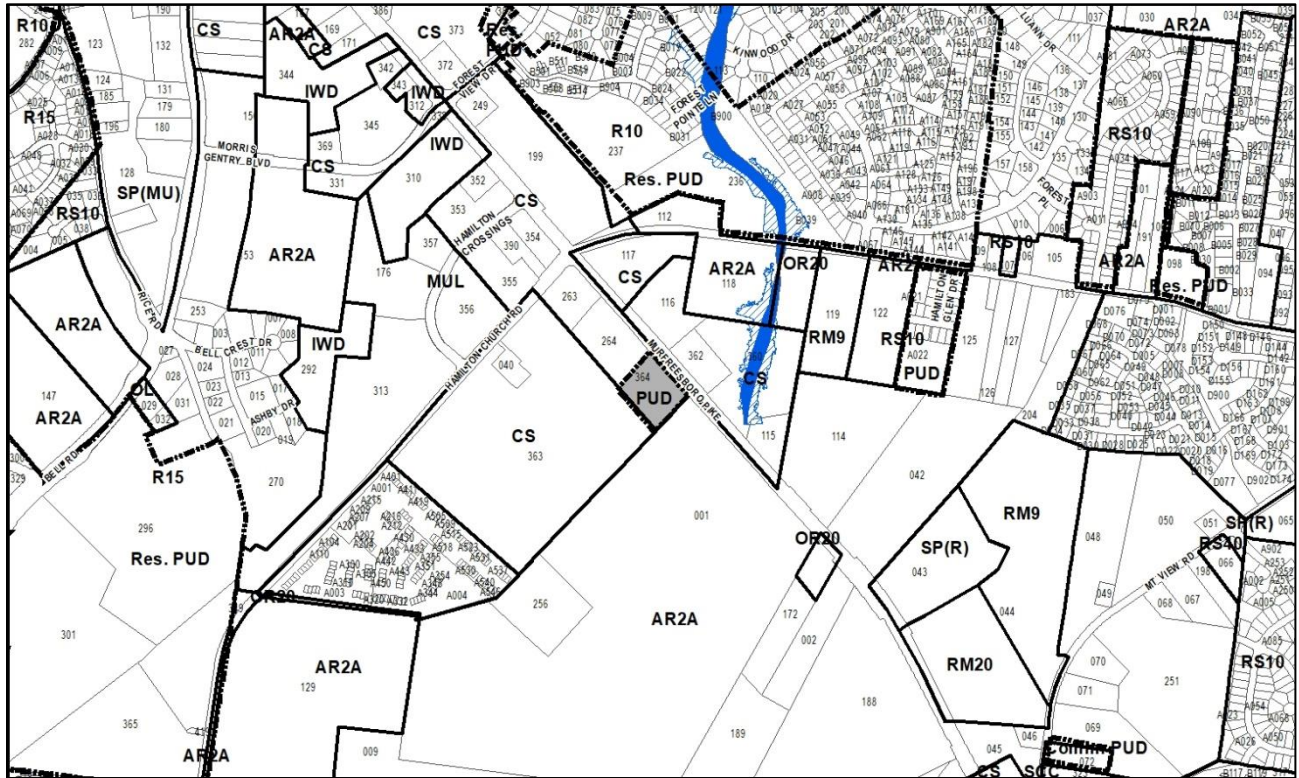
A request for final plat approval to create eight lots on property located at Eisenhower Drive (unnumbered), approximately 85 feet east of Towry Drive, zoned One and Two- Family Residential (R6) (1.24 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the September 26, 2019, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 8/22/2019



2009P-004-002

MURFREESBORO RETAIL CENTER (REVISION)

Map 150, Parcel(s) 364

13, Antioch – Priest Lake

32 (Jacobia Dowell)



Project No.	Planned Unit Development 2009P-004-002
Project Name	Murfreesboro Retail Center (Revision)
Council District	32 - Dowell
School District	6 – Bush
Requested by	Barge, Cauthen and Associates, applicant; NFA Investments, Inc., owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Revise a portion of the Planned Unit Development and final site plan approval to permit 21,980 square feet of commercial space.

Revise PUD

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on property located at 2935 Murfreesboro Pike, approximately 765 feet southeast of Hamilton Church Road, zoned Commercial Services (CS), and within the Murfreesboro Pike Urban Design Overlay district (UDO) (2.6 acres), to permit 21,980 square feet of commercial space.

Existing Zoning

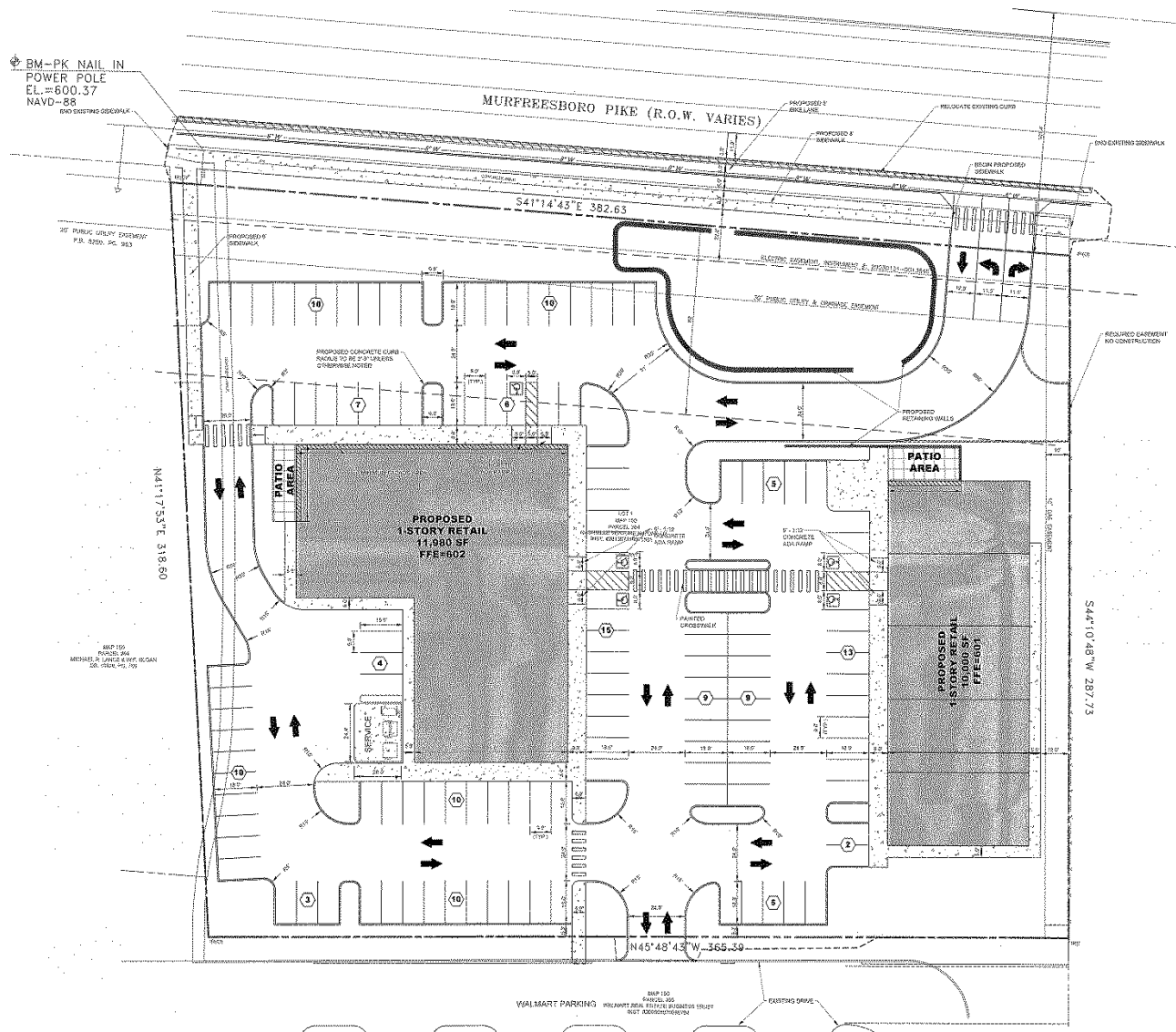
Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

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 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 provisions 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 provisions of essential utilities and streets.

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



Metro Planning Commission Meeting of 8/22/2019



Proposed Site Plan



Metro Planning Commission Meeting of 8/22/2019

PLAN DETAILS

The vacant site is approximately two and a half acres in size, and is located at 9935 Murfreesboro Pike, which is on the west side of Murfreesboro Pike. Hamilton Church Road is approximately 700 feet the north of the site. Walmart is located directly behind the site. The site is flat and contains no known environmentally sensitive features. The PUD was approved by Council in 2009, for a total of 21,250 square feet of office and commercial uses. The PUD was approved prior to application of the UDO which was not adopted until 2013.

Site Plan

The plan calls for a total of 21,980 square feet of commercial space within two separate building. As proposed the larger building is 11,980 square feet in size and the smaller building is 10,000 square feet in size. An eight foot wide sidewalk and six foot planting strip is shown along Murfreesboro Pike. Access is provided from Murfreesboro Pike, and the site also has a connection to the Walmart parking lot to the rear of the site.

ANALYSIS

Section 17.40.120.F outlines the procedures for changes to a PUD and the types of changes that can be approved by Planning Commission versus those that require Council concurrence. Staff finds that the request is consistent with and meets all of the criteria of Section 17.40.120.F which is provided below for review.

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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As proposed the plan is consistent with the Council approved plan, and meets Code requirements to be approved by the Planning Commission. No area is being added to or removed from the overall PUD. The proposed land use and floor area are permitted by the underlying zoning district. The plan also meets the Murfreesboro Pike UDO, and it is consistent with the Major and Collector Street Plan (MCSP). Staff recommends approval with conditions since the plan is consistent with the Council approved plan, the Murfreesboro Pike UDO and the MCSP.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- Comply with MPW traffic engineer comments.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- Provide adequate sight distance at new drive on Murfreesboro Pike.

WATER SERVICES RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

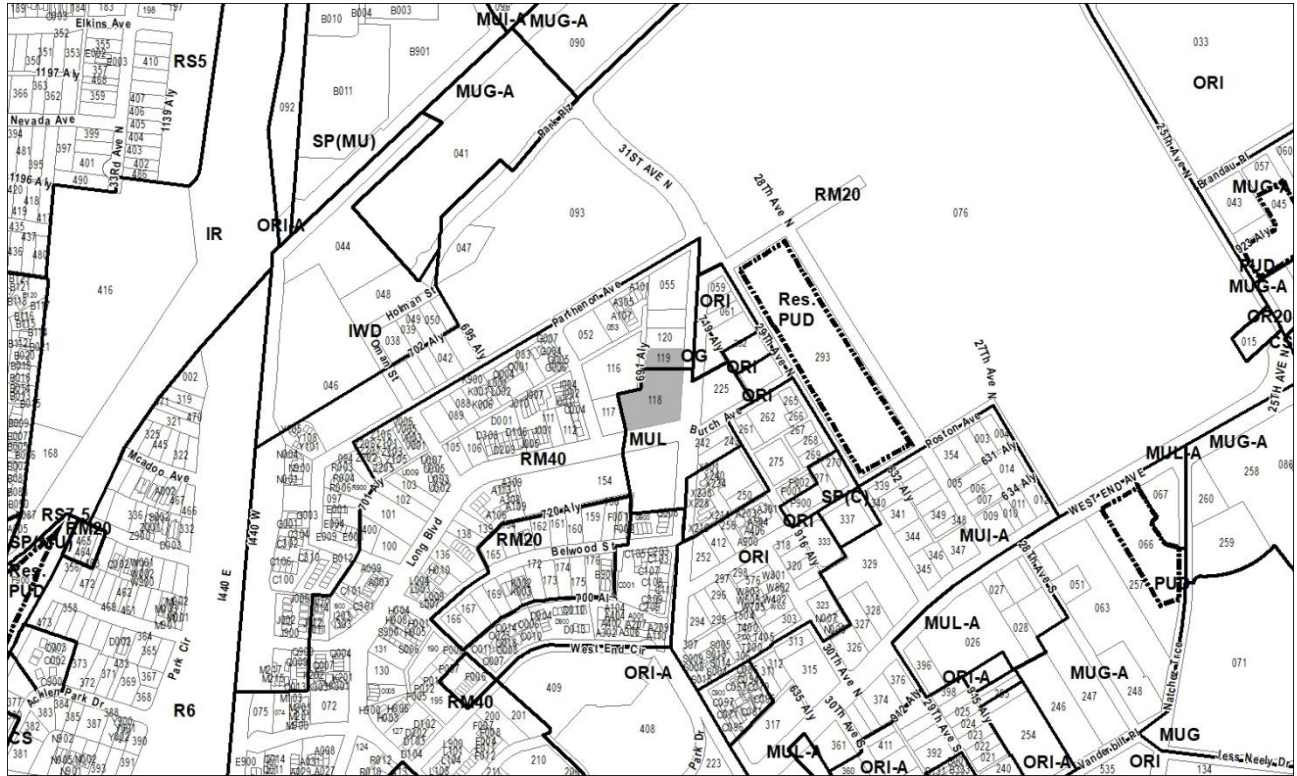
1. This approval also constitutes approval of the final site plan for UDO review.
2. This approval does not include signs. Any sign(s) will be reviewed with the sign permit, and will be required to meet the Murfreesboro Design Overlay sign standards.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Prior to 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.
5. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.



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Metro Planning Commission Meeting of 8/22/2019



2005UD-006-042

3100 LONG BOULEVARD

Map 104-02, Parcel(s) 118 & 119

10, Green Hills – Midtown

21 (Ed Kindall)



Project No.	UDO Modification 2005UD-006-042
Project Name	3100 Long Boulevard
Council District	21 – Kindall
School District	8 – Pierce
Requested by	Gregory A. Tidwell, Smith Gee Studios, applicant; Chris Barnhizer, Parthenon Investments, LLC, purchaser of property.
Staff Reviewer	Hammer
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Modifications to the height standard of the 31st Avenue & Long Boulevard Urban Design Overlay.

UDO Modification

A request for modification to the standards of the 31st Avenue & Long Boulevard Urban Design Overlay on property located at 3100 Long Boulevard, zoned Mixed-Use Limited (MUL) (1.08 acres) and Multi-Family Residential (RM40) (0.27 acres) to permit a mixed-use building of 64’ in height.

Existing Zoning

Mixed-Use Limited District (MUL) is intended to provide for and encourage a mix of compatible land uses that provide opportunities to live, work and shop within compact areas.

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

Existing Overlay Zoning

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

GREEN HILLS – MIDTOWN COMMUNITY PLAN

T4 Urban Neighborhood 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.



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PROPOSAL DETAILS

The property consists of 1.35 acres of land located northwest of the intersection of 31st Avenue North and Long Boulevard. The property is located within the CE-2 and G-1 subdistricts of the 31st Avenue & Long Boulevard UDO. The project consists of a five-story mixed use building with ground floor retail. The property has frontage on both 31st Avenue N. and Long Boulevard and adequate right-of-way will be dedicated to accommodate sidewalks, planting strips, and on-street parking on 31st Avenue North where none exists today. A two story parking garage to the rear of the site allows vehicular access to be taken from alleys 691 & 701 and through an adjacent property via an access agreement. This project is the first portion of a phased project. Future phases include the redevelopment of properties to the north of this site and a property with frontage on Avoca Street.

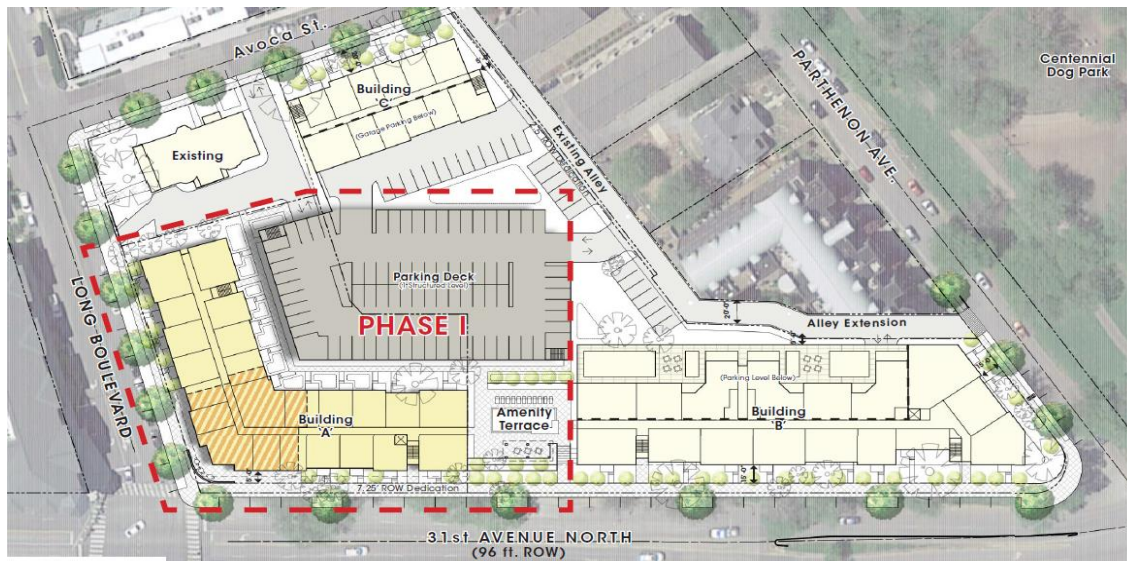


Figure 1: Overall Development Plan



Figure 2: Long Boulevard Elevation



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Figure 3: 31st Avenue North Elevation

ANALYSIS

Increased Maximum Height

The applicant has requested the maximum allowed height for this building be 64' rather than the 50' maximum of the CE-2 subdistrict. The overlay states that exceptions may be made to the height if site slope conditions exist and the design intent is met. Height is regulated by both subdistrict and building type and is measured from the average elevation of the front build-to line to parapet top.

While the stated intent of the overlay subdistrict and the policy allow and encourage mixed-use buildings at this intersection, the combination of the topography of the site and the manner of measuring height constrain buildings with ground-floor commercial space. Mixed-use buildings have a build-to line of 5', whereas stacked flats have a build-to line of 15'. The purpose of this difference is to allow ground floor commercial space to have a closer relationship with the sidewalk. For deep parcels with significant grade changes near street frontage, the difference in where the height is measured from yields a significant decrease in allowed height for the overall site. This is the case for this parcel, as the grade swiftly increases near the site's street frontage, impacting height and constraining buildings with ground-floor retail.

There are other constraints, as ground floors with commercial space typically have a ground floor-to-floor height of 16'-18', whereas residential flats typically have a 10'-12' floor-to-floor-height, which has a measurable effect on the overall building massing. The building also has tall parapets in order to both hide mechanical equipment and break up the massing of the building, functions these parapets perform successfully. Removing the embellished parapets would reduce the request to 59', but would be detrimental to the overall articulation of that corner.

The context of the surrounding properties also supports the modification, as recently redeveloped properties across both 31st Avenue North and Long Boulevard received increases in height and will be comparable to this proposed mixed-use building. Due to these circumstances, staff is supportive of this modification to allow an increased height for this building.



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Figure 4: Recently Redeveloped Sites

DESIGN REVIEW COMMITTEE RECOMMENDATION

Approve with Conditions

- Recommended approval of design dated July 11, 2019 with the condition recommended by staff that the ground floor commercial space not be reduced or eliminated.

FIRE MARSHAL RECOMMENDATION

Approve with Conditions

- Height modification. Limited building detail, and/ or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process.

STORMWATER RECOMMENDATION

Approve with Conditions

- Provide adequate room for detention and water quality.

WATER SERVICES RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve with Conditions

- Show/label MPW standard sections for ramps, sidewalks, curb/gutter.
- Show/label waste/recycle on plans.
- Coordinate with planning on sidewalk requirement, reference Major Street Collector Plan.
- Comply with MPW traffic engineer.



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TRAFFIC AND PARKING RECOMMENDATION

Approve

- A TIS may be required at development.

STAFF RECOMMENDATION

Staff recommends approval of the modification to the height standard with the condition that the ground floor commercial space shown on the concept plan must not be removed or diminished. This condition is necessary to ensure that the mixed-use nature of the building, which has been identified as a major factor in this request, remains with the existing (or greater) footprint. The applicant has indicated that an expansion of the ground floor commercial space, not a contraction or elimination, is probable. The modification request is consistent with the design intent of the UDO.

CONDITIONS

1. The ground floor commercial space shown on the concept plan must not be removed or diminished.



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2018Z-121PR-001

Map 081-11, Parcel(s) 214, 240, 242, 243

08, North Nashville

21 (Ed Kindall)



Project No.	Zone Change 2018Z-121PR-001
Council District	21- Kindall
School District	1- Gentry
Requested by	Jay Fulmer, applicant; The Crossroads Campus, owners.
Staff Reviewer	Elliott
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from CS and RS5 to MUL-A.

Zone Change

A request to rezone from Commercial Service (CS) and Single-Family Residential (RS5) to Mixed Use Limited-Alternative (MUL-A) zoning for property located at 1601, 1603, 1609, Buchanan Street and 1757 North 16th Avenue, at the southwest corner of Buchanan Street and North 16th Street (1.03 acres).

Existing Zoning

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

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. *The RS5 portion of the site would permit a maximum of one residential unit based on area only.*

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.

NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Corridor (T4 CM) is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

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.



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ANALYSIS

The majority of the property is currently zoned CS and within T4 CM policy. The small remainder is zoned RS5 and within T4 NM policy. The requested MUL-A zoning is consistent with the goals of the T4 CM policy. Where MUL-A zoning abuts RS5 zoning, a type C landscape buffer is required on the MUL-A zoned property. Rezoning the entirety of the site, including the portion within T4 NM, will allow for cohesive development while also providing required buffers as an appropriate transition to the adjacent RS5 property. Rezoning the entire site also provides for a cleanup of the zoning wherein one property is currently split by CS and RS5.

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

STAFF RECOMMENDATION

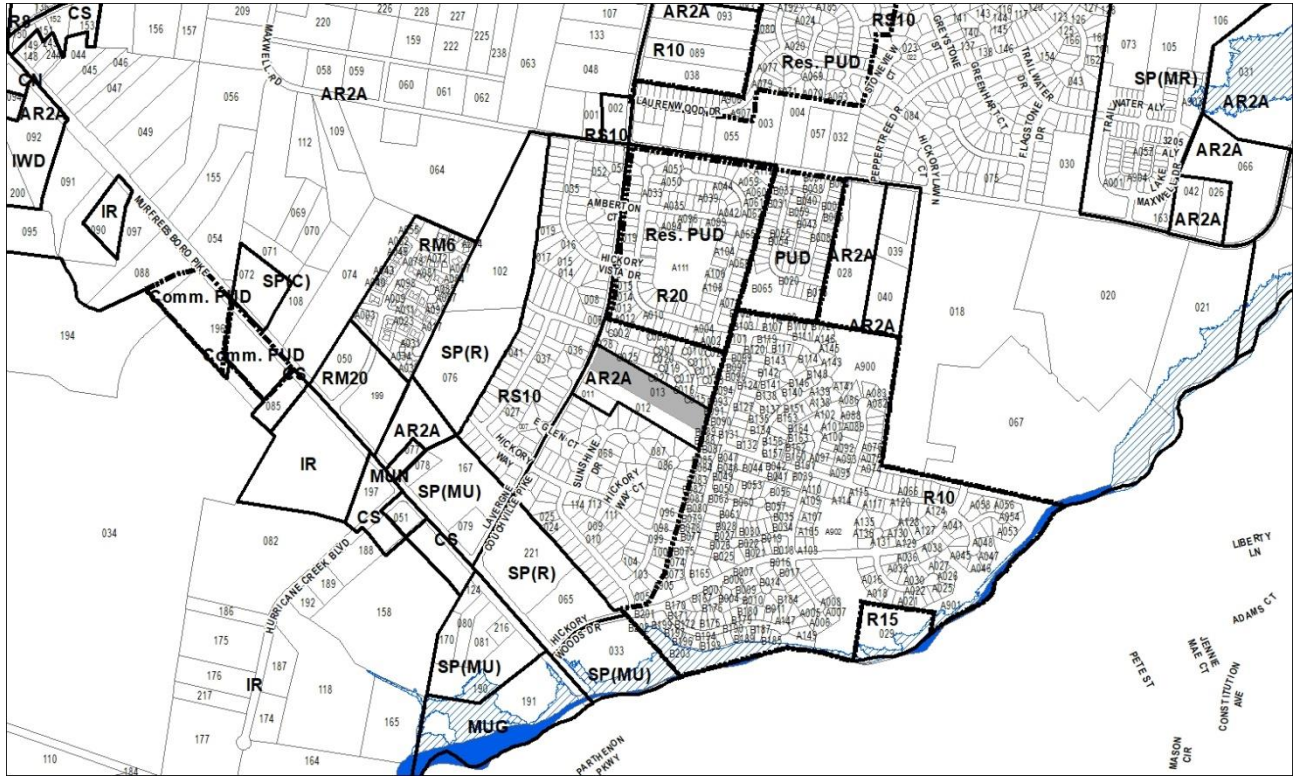
Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 8/22/2019



2019Z-092PR-001
Map 176, Parcel 013
13, Antioch-Priest Lake
33 (Antoinette Lee)



Project No.	Zone Change 2019Z-092PR-001
Council District	33 - Lee
School District	6 - Bush
Requested by	Gizachew Debele, applicant and owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from AR2a to RS10.

Zone Change

A request to rezone from Agricultural/Residential (AR2a) to Single-Family Residential (RS10) zoning for property located at 4465 Lavergne Couchville Pike, approximately 75 feet southwest of Rockland Trail (5.01 acres).

Existing Zoning

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. *AR2a would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units.*

Proposed 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 18 units.*

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

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

ANALYSIS

The property is located along Lavergne Couchville Pike, approximately 75 feet south of Rockland Trail. The properties to the north and west are zoned Single-Family Residential (RS10). The adjacent property to the south is zoned Agricultural/Residential (AR2a).



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The adjacent properties to the east are zoned One and Two-Family Residential (R10) with a Planned Unit Development Overlay District. The surrounding parcels contain single-family residential units. The site has been developed with a single-family residential unit.

The land development pattern in the area is largely suburban with culs-de-sac and winding streets. The subject site abuts two public stub streets along the northern property line. If this property were to redevelop in the future, those stub streets may provide for additional connectivity for the existing neighborhood and future development.

The T3 NE policy describes development patterns in the policy as maintaining the existing density, or depending on location and context, may have higher densities than classic suburban neighborhoods, with a broader range of housing types providing housing choice. Given the size, location of the lot, and surrounding context of primarily single-family residential units, the proposed RS10 zoning will meet the intent 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: **AR2a**

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)	5.01	0.5 D	4 U	54	8	5

*Based on two-family residential lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	4.25	4.35 D	18 U	215	18	20

Traffic changes between maximum: **AR2a and RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 14 U	+161	+10	+15



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METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 1 Elementary 0 Middle 0 High

Projected student generation existing RS10 district: 4 Elementary 4 Middle 3 High

The proposed zone change would generate 10 more students than the existing AR2a zoning district. Students would attend Mt. View Elementary School, J.F Kennedy Middle School, and Antioch High School.

STAFF RECOMMENDATION

Staff recommends approval.



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2019Z-129PR-001
Map 092-06, Parcel(s) 202
08, North Nashville
21 (Ed Kindall)



Project No.	Zone Change 2019Z-129PR-001
Council District	21 - Kindall
School District	5 - Buggs
Requested by	Simons Properties, LLC, applicant; Randall Haley and Patrick Cheek, owners.
Staff Reviewer	Rickoff
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 property located at 2722 Herman Street, approximately 280 feet east of 28th Avenue North (0.17 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of one single-family residential unit.*

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 one duplex lot for a total of two residential units, based on the current configuration, as determined by the Codes Department.*

NORTH NASHVILLE COMMUNITY PLAN

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

ANALYSIS

The 0.17-acre site is located on the north side of Herman Street, east of Interstate 40 and 28th Avenue North. The site currently contains one residential unit.



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Herman Street is identified as a collector-avenue, and 28th Avenue North as an arterial-boulevard, by the Major and Collector Street Plan. Alley #944 runs parallel with the northern property line, extending from 28th Avenue North to the east, providing rear access to properties along Herman Street and Morena Street (north). The site is approximately 600 feet southeast of the I-40 on-ramp, which splits off from 28th Avenue North, midway between Alley #944 and Morena Street. Morena Street terminates at the ramp.

The neighborhood is made up of predominantly one and two family residential uses, but also includes a moderate concentration of vacant properties, particularly south of Herman Street. The site is located along a block of Herman Street that contains a nearly equal mixture of single-family and two-family uses. The neighborhood also includes institutional uses, including Pearl-Cohn High School which is located on the east side of 27th Avenue North.

The proposed zone change is consistent with the site’s Urban Neighborhood Evolving policy, as the requested R6-A zoning would add diversity in housing stock for the immediate neighborhood, while also requiring enhanced design and building placement standards. The property is located along a block that contains previously-developed two-family residential uses and an existing rear alley. The site’s proximity to the interstate allows direct vehicular access from 28th Avenue North, an arterial boulevard, to I-40 where additional intensity would be appropriate. Additionally, bus service runs along Herman Street, 28th Avenue North, and 27th Avenue North, and includes multiple MTA bus stops less than 300 feet from the site, offering transportation service options beyond single occupancy vehicle trips. Given the site’s high level of existing vehicular connectivity, including direct access to the interstate and adjacency to an alley network, along with convenient access to public transit, the R6-A zoning district is appropriate at this location. The requested rezoning will allow development on the lower range of the T4 NE policy, and it also includes enhanced standards for the location of access, driveways, and parking to ensure that development addresses the pedestrian realm, and the surrounding street network allows for improved pedestrian, bicycle and vehicular connectivity.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process.

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)	.17	8.71 D	1 U	10	1	1



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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)	.17	7.26 D	2 U	19	2	2

*Based on two-family lots

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

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

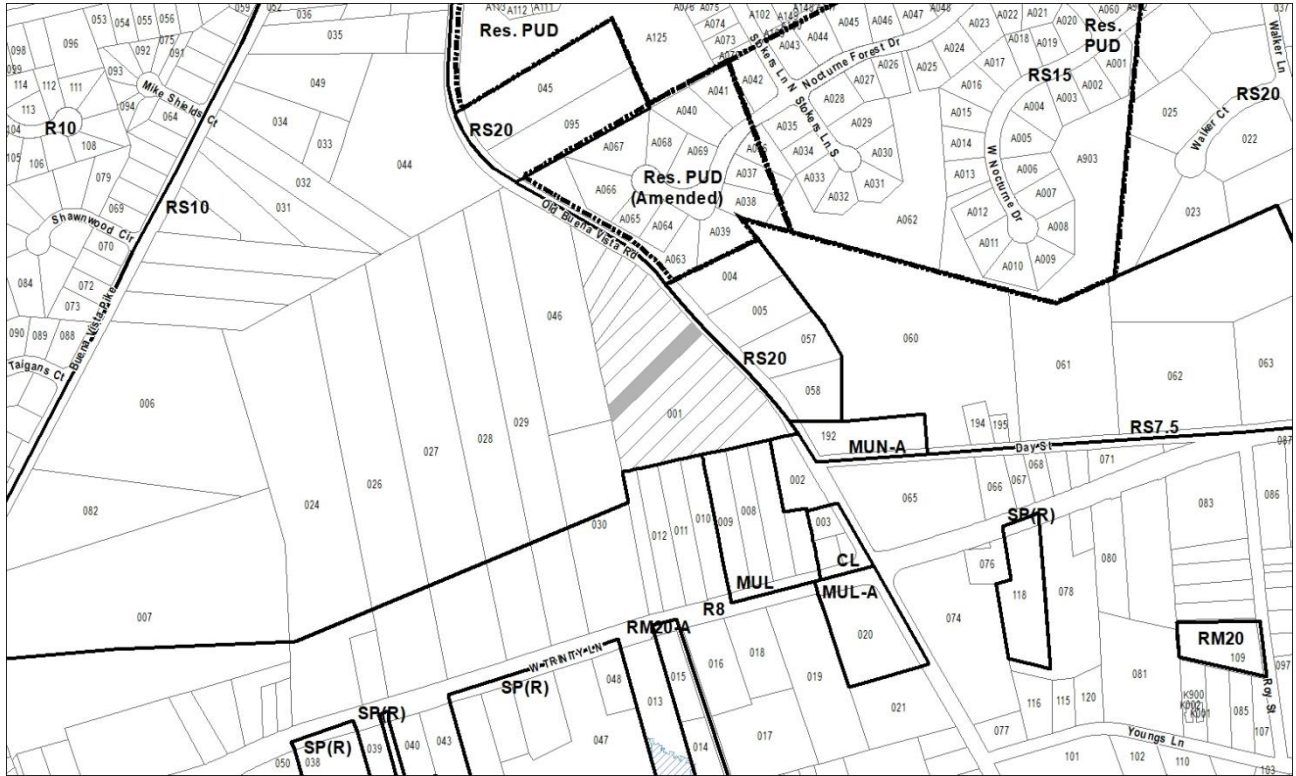
The proposed zoning is expected to generate no additional students beyond the existing zoning. Students would attend Park Avenue Enhanced Elementary School, McKissack Middle School, and Pearl-Cohn High School.

STAFF RECOMMENDATION

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



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2019Z-130PR-001

Map 070-03, Parcel(s) 005

03, Bordeaux - Whites Creek - Haynes Trinity
02 (DeCosta Hastings)



Project No. 2019Z-130PR-001
Council District 02 - Hastings
School District 1 – Gentry
Requested by Nozimbek Acazov, applicant and owner.

Staff Reviewer Napier
Staff Recommendation *Disapprove.*

APPLICANT REQUEST
Rezone from RS10 to R10.

Zone Change

A request to rezone from Single Family Residential (RS10) to One and Two-Family Residential (R10) zoning for property located at 2629 Old Buena Vista Road, approximately 530 feet northwest of Day Street (0.43 acres).

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS5 would permit a maximum of 2 lots based upon acreage alone, application of the subdivision regulations may result in fewer lots.*

Proposed 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 4 units.*

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

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

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.

ANALYSIS

The 0.43-acre site is located on the west side of Old Buena Vista Road, approximately 530 feet northwest of Day Street. The site contains an existing single-family residential use, and is located within a residential neighborhood with diverse lot pattern and diverse lot sizes. The developed parcels primarily contain single-family residential uses.



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The site is located within a large area of T3 NM policy which is intended to preserve the general character of developed suburban residential neighborhoods. The policy supports a range of residential development, including single-family, two-family, and multi-family residential, depending on location and context.

The requested rezoning is inconsistent with the T3 NM policy at this location. The predominant character within the surrounding area is of single-family structures. The R10 zone district would permit a housing type which is inconsistent with the existing development pattern. Old Buena Vista Road is a local street which does not contain sidewalks and does not contain MTA service. Additionally, the pavement along Old Buena Vista is exceptionally narrow in some areas, containing as little as 15 feet of pavement. The lack of a public street which meets local street standards does not provide for effective vehicular connectivity; therefore, increasing the intensity on this site is inconsistent with the goals of the T3 NM policy.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process.

TRAFFIC RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	.43	4.35 D	1 U	10	1	1

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)	.43	4.35 D	2 U	19	2	2

*Based on two-family lots

Traffic changes between maximum: **RS10 and R10**

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



Metro Planning Commission Meeting of 8/22/2019

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 0 Elementary 0 Middle 0 High

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

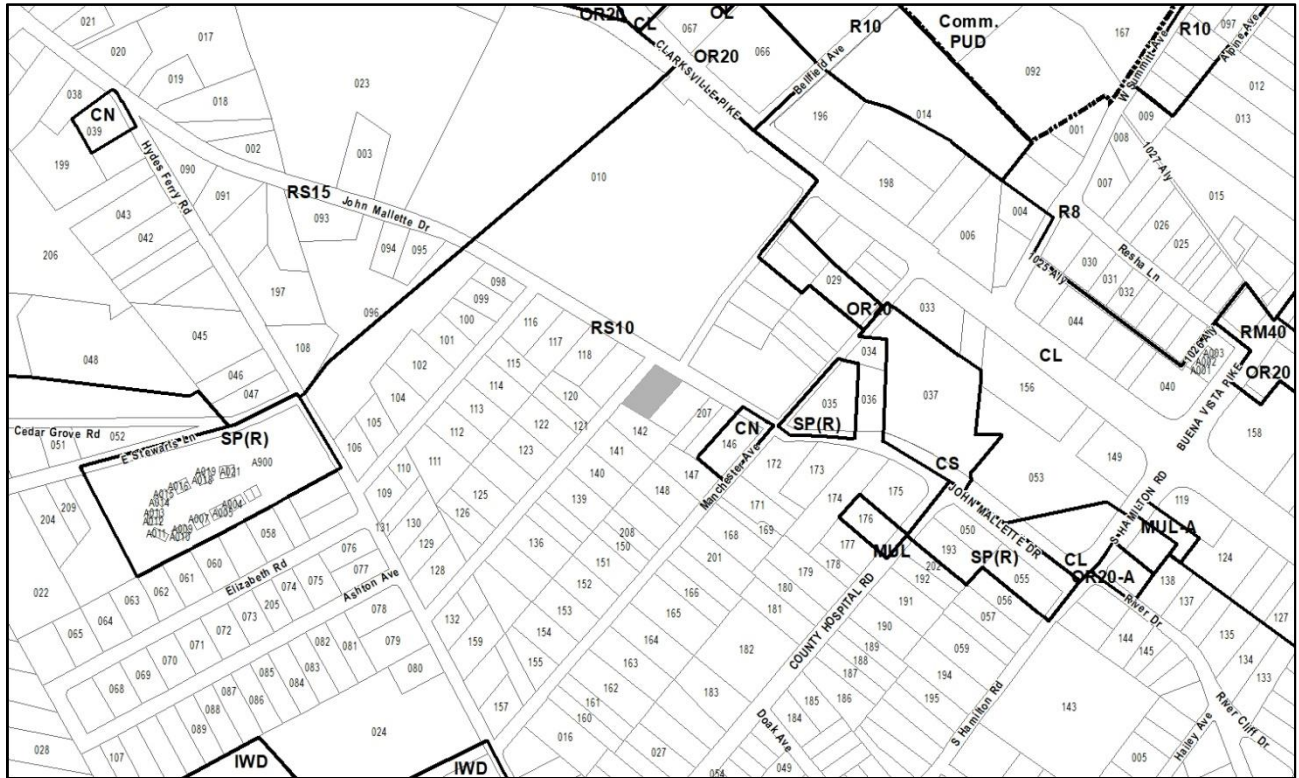
The proposed R10 zoning district will not generate any additional students beyond what would be generated under the existing RS10 zoning. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek High school.

STAFF RECOMMENDATION

Staff recommends disapproval as the request is inconsistent with the T3 Urban Neighborhood Maintenance policy given the site's location and context.



Metro Planning Commission Meeting of 8/22/2019



2019Z-131PR-001

Map 069-16, Parcels 143

03, Bordeaux – Whites Creek – Haynes Trinity

02 (DeCosta Hastings)



Project No.	Zone Change 2019Z-131PR-001
Council District	02 - Hastings
School District	1 - Gentry
Requested by	Brandon McDonald, applicant and owner.
Staff Reviewer	Dunnavant
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from RS10 to RM9-A.

Zone Change

A request to rezone from Single-Family Residential (RS10) to Multi-Family Residential (RM9-A) zoning for property located at 3413 John Mallette Drive, at the southern corner of Ashton Avenue and John Mallette Drive (0.42 acres).

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 1 unit.*

Proposed Zoning

Multi-Family Residential – Alternative (RM9-A) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM9 would permit a maximum of 3 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 proposal is for property located just north of the Cumberland River and south of Clarksville Pike. The surrounding land use is both single-family and two-family residential. The property is on a corner lot and there is a school on the opposite side of the street.



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The goal of this policy area is to enhance suburban neighborhoods, providing greater housing choices and more creative, innovative development techniques. Because this property is on a corner lot, across the street from a school, and will provide a variety in housing choice, the proposed RM9-A zoning is consistent with the goals of the policy.

FIRE MARSHAL RECOMMENDATION

Approved

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	.42	4.35 D	1 U	10	1	1

Maximum Uses in Existing 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)	.42	9 D	3 U	22	2	2

Traffic changes between maximum: **RS10 and RM9**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	+12	+1	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 0 Elementary 0 Middle 0 High

Projected student generation existing RM9-A district: 1 Elementary 0 Middle 0 High

The proposed RM9-A zoning will generate 1 more student than the existing RS10 zoning district. Students would attend Cumberland Elementary School, Joelton Middle School, and Whites Creek High School.

STAFF RECOMMENDATION

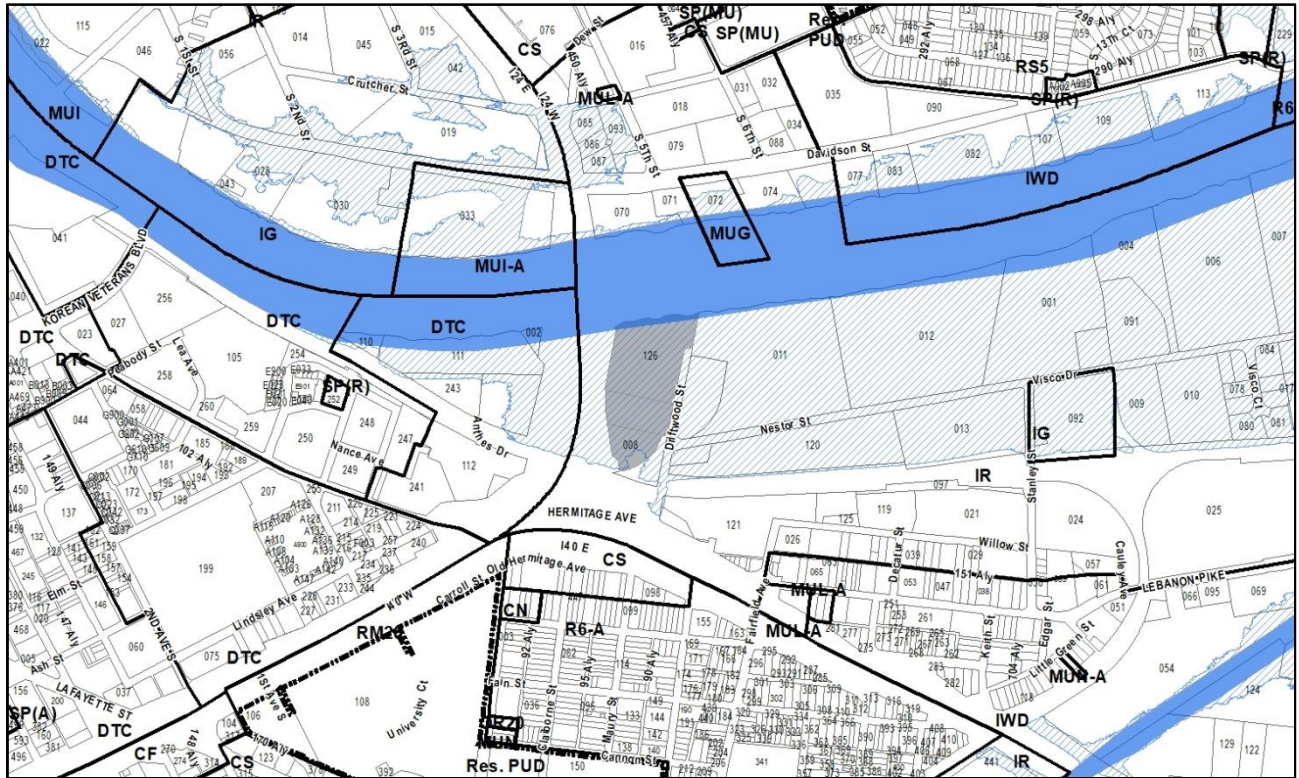
Staff recommends approval.



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2019Z-132PR-001

Map 093-12, Parcels 007-008, 126

11, South Nashville

19 (Freddie O'Connell)



Project No.	Zone Change 2019Z-132PR-001
Council District	19 - O'Connell
School District	5 - Buggs
Requested by	Gamble Design Collaborative, applicant; River Partners II LLC, owner.
Staff Reviewer	Elliott
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST

Zone change from IR to OG.

Zone Change

A request to rezone from Industrial Restrictive (IR) to Office General (OG) zoning for property located at 309, 401, and 407 Driftwood Street, west of the terminus of Nestor Street (9.39 acres).

Existing Zoning

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

Proposed Zoning

Office General (OG) is intended for moderately high intensity office uses.

SOUTH NASHVILLE COMMUNITY PLAN

D 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. Uses that support the main activity and contribute to the vitality of the D IN are also found.

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.



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ANALYSIS

This property is adjacent to and south of the Cumberland River and is just east of the I-24 bridge going north across the river. The surrounding properties are primarily industrial uses with IR-Industrial Restrictive zoning.

This majority of the site is designated as Conservation area (CO) in the South Nashville Community plan. The CO policy is sometimes applied to areas that have been developed, but retain environmentally sensitive features that should be protected if redevelopment or further intensification occurs. This property is almost entirely within the 100-year floodplain and the CO policy indicates that as redevelopment occurs, lands within the floodplain that have been compromised by development should be reclaimed and protected. The proposed Office General (OG) zoning would allow for intensification of development and would not provide any guarantee that redevelopment would reclaim and protect the floodplain as described in the CO policy.

The very limited portion of the site not designated CO policy is listed as District Industrial area (D IN). The District Industrial Policy Manual provides the OG zoning district as a potentially appropriate zoning district. However, the level of intensity allowed for in the OG district would be inappropriate given the constrained access to the property. The access is constrained by a CSX railway bridge that would make right-of-way improvements difficult.

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
Industrial Restrictive (110)	9.39	0.6 F	245,417 SF	989	87	69

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	9.39	1.5 F	613,542 SF	5976	712	706

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+4987	+625	+637

STAFF RECOMMENDATION

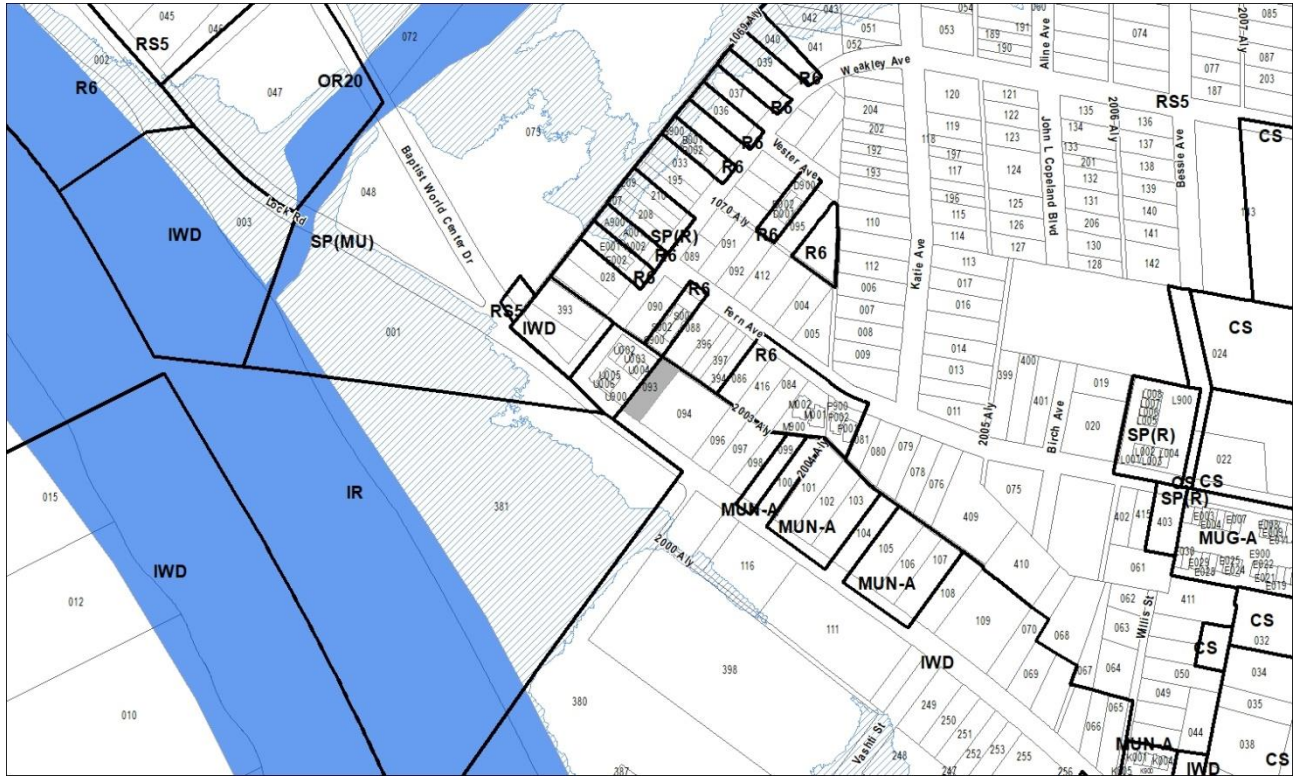
Staff recommends disapproval. The proposed OG zoning district is not consistent with the CO policy.



SEE NEXT PAGE



Metro Planning Commission Meeting of 8/22/2019



2019Z-133PR-001

Map 071-14, Parcel(s) 093

03, Bordeaux-Whites Creek-Haynes Trinity

02 (DeCosta Hastings)



Project No.	Zone Change 2019Z-133PR-001
Council District	02 – Hastings
School District	1 - Gentry
Requested by	Simons Properties LLC, applicant; Steve Meadows and Donald Meadows, owners.
Staff Reviewer	Lewis
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from IWD to MUN-A.

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed Use Neighborhood - Alternative (MUN-A) zoning for property located at 1331 Baptist World Center Drive, approximately 100 feet southeast of Weakley Avenue (0.18 acres).

Existing Zoning

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

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.

NORTH NASHVILLE COMMUNITY PLAN

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

Supplemental Policy

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

ANALYSIS

The site is located on the east side of Baptist World Center Drive, just south of the intersection of Weakley Avenue and Baptist World Center Drive. Alley 2003 is located on the eastern property line. The site has been developed with a single story brick industrial building.



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The surrounding properties to the north and east are primarily residential. The properties to the south and west are primarily industrial with some mixed use properties.

The proposed MUN-A zoning district is consistent with the T4 MU policy at this location. These policy areas are applicable to areas that are zoned and developed as residential, commercial, and light industrial and are envisioned to become primarily mixed use with residential and ancillary commercial and light industrial.

The policy states that when considering rezoning a site, a site's location in relation to centers and corridors should be considered as well as the surrounding context and surrounding policies. This site has frontage along Baptist World Center Drive and alley access. With frontage along an arterial boulevard and adjacency to residential development across the alley, the site can serve as a transition between light industrial/commercial uses to the west and south and residential uses to the north and east.

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 MUN-A district has design standards that are consistent with the goals of the policy to create and enhance urban neighborhoods.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	.18	0.8 F	6,273 SF	11	2	2

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)	.09	0.6 F	2 U	15	1	2



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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)	.05	0.6 F	1,307 SF	83	5	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
Restaurant (931)	.04	0.6 F	1,045 SF	88	1	9

Traffic changes between maximum: IWD and MUN-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+175	+5	+18

METRO SCHOOL BOARD REPORT

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

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

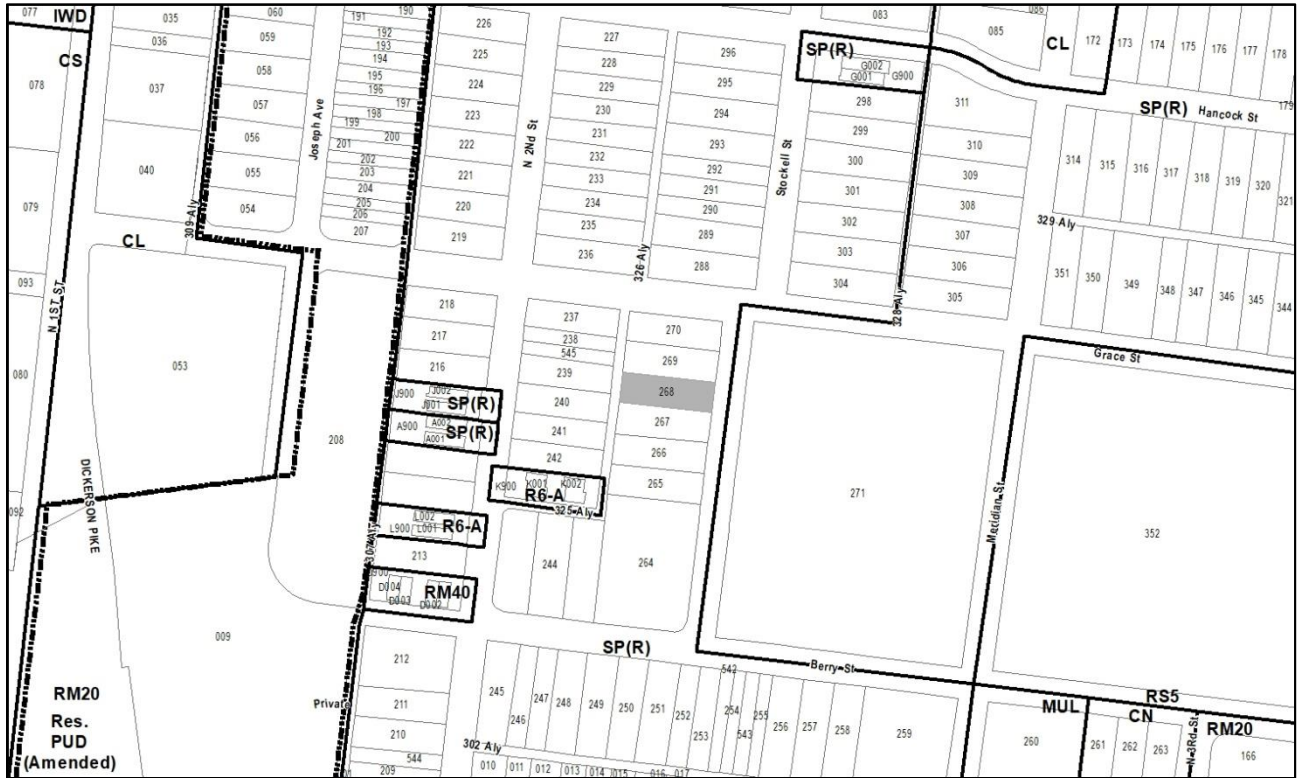
The proposed MUN-A zoning is not expected to generate any additional students beyond the existing IWD zoning. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek High School.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 8/22/2019



2019Z-134PR-001
Map 082-07, Parcels 268
05, East Nashville
05 (Scott Davis)



Project No.	Zone Change 2019Z-134PR-001
Council District	05 - Davis
School District	5 - Buggs
Requested by	Axis Creadue, LLC, applicant; Arash Gholizadeh, owner.
Staff Reviewer	Dunnivant
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from SP-R to R6-A.

Zone Change

A request to rezone from Specific Plan - Residential (SP-R) to One and Two-Family Residential (R6-A) zoning for property located at 616 Stockell Street, approximately 100 feet south of Grace Street (0.17 acres),

Existing Zoning

Specific Plan - Residential (SP-R) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes all uses of RS5 and detached accessory dwelling 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 1 duplex lot for a total of 2 units.*

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.

ANALYSIS

The proposal is for property located next to McFerrin Park in East Nashville. The surrounding land use is primarily one and two-family residential



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The goal of this policy area is to enhance neighborhoods, providing greater housing choices using more creative, innovative development techniques. The zoning has design guidelines which support an urban character and development pattern. Because this property has an alley and will provide a variety in housing choice, the proposed R6-A zoning is consistent with the goals of the policy. The alternative feature of the zoning will support massing, orientation, and setbacks that are urban in character.

FIRE MARSHAL RECOMMENDATION

Approved

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	.17	-	1 U	10	1	1

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)	.17	7.26 D	2 U	19	2	2

*Based on two-family lots

Traffic changes between maximum: **SP-R and R6-A**

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

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-R district: 0 Elementary 0 Middle 0 High

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

The proposed R6-A zoning will generate no more students than the existing SP-R zoning district. Students would attend Ida B. Wells Elementary School, Jere Baxtor Middle School, and Maplewood High School.

STAFF RECOMMENDATION

Staff recommends approval.