

# Metropolitan Planning Commission



## Staff Reports

**September 12, 2019**



## Metro Planning Commission Meeting of 9/12/2019

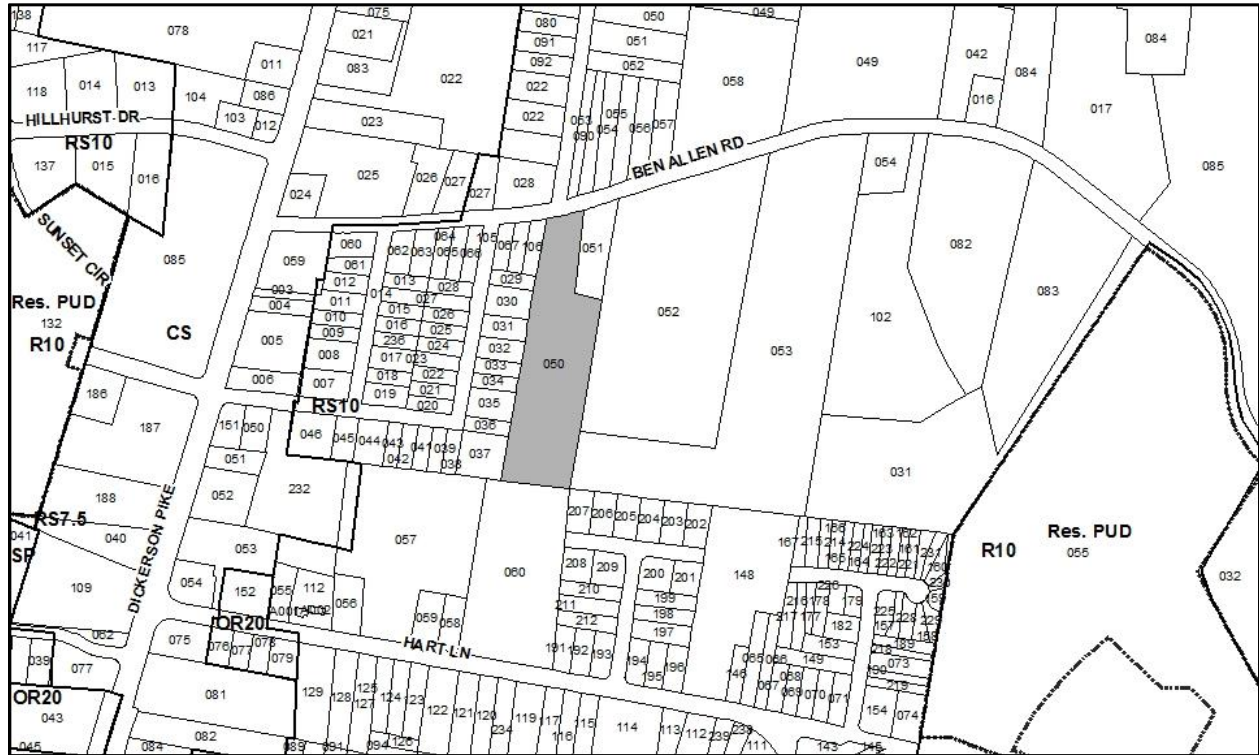
*Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



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# Metro Planning Commission Meeting of 9/12/2019



**2014SP-086-003**

204 BEN ALLEN SP (AMENDMENT)

Map 060-00-0-A, Parcel(s) 001-017, 900

05, East Nashville

08 (Nancy VanReece)





**Project No.** Specific Plan 2014SP-086-003  
**Project Name** 204 Ben Allen SP (Amendment)  
**Council District** 08 – VanReece  
**School District** 3 – Speering  
**Requested by** Dale and Associates, applicant; CAM Properties LLC, owner

**Deferrals** This request was deferred from the August 22, 2019, Planning Commission meeting. No Public hearing was held.

**Staff Reviewer** Napier  
**Staff Recommendation** *Approve with conditions and disapprove without all conditions.*

**APPLICANT REQUEST**

**Preliminary SP to permit up to 36 residential units.**

Preliminary SP

A request to amend a Specific Plan (SP-R) for property located at 204 Ben Allen Road, approximately 190 feet east of Morningside Drive, zoned Specific Plan (SP) (4.18 acres), to permit 36 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.

**EAST NASHVILLE COMMUNITY PLAN**

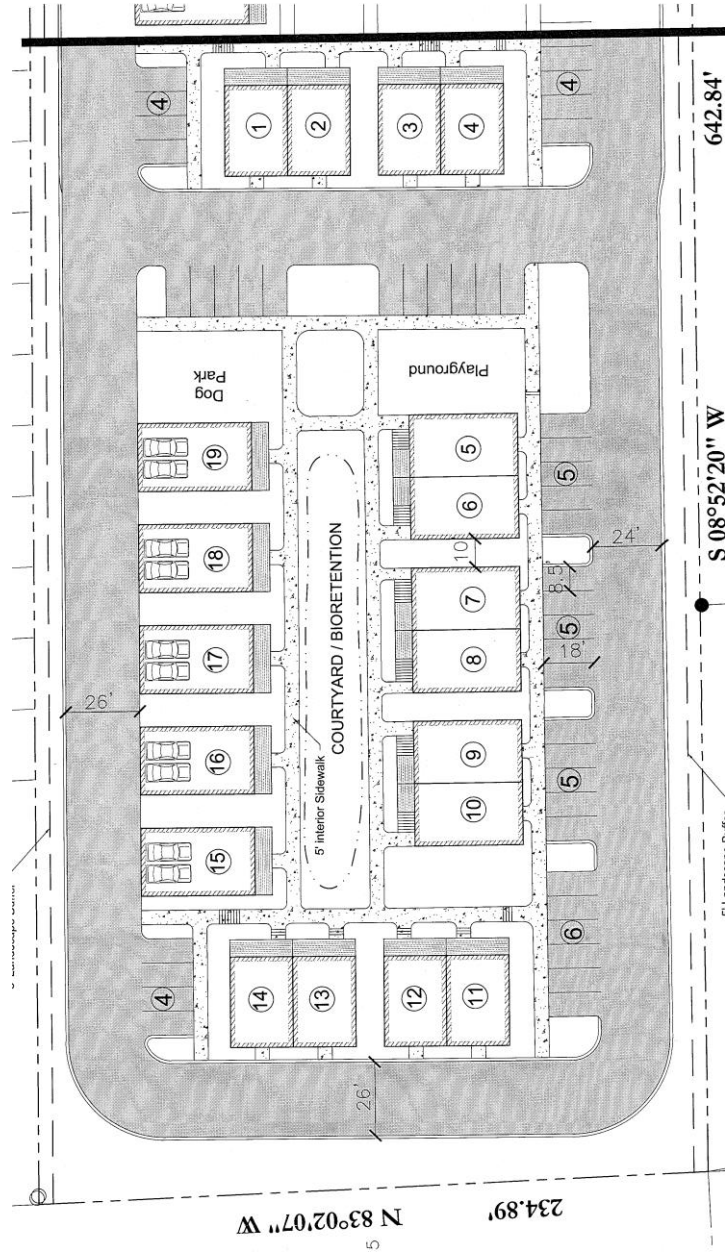
T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. 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.

**History**

Metro Council approved the Specific Plan for the 204 Ben Allen SP on April 22, 2015. The approved SP currently permits a maximum of 17 multi-family residential units and a final site plan for the development was approved in January of 2017. The current application proposes to amend the number of dwelling units within the SP to permit a total of 36 multi-family residential units.



# Metro Planning Commission Meeting of 9/12/2019



Proposed Site Plan



## **Metro Planning Commission Meeting of 9/12/2019**

### **PLAN DETAILS**

The site is located at 204 Ben Allen Road, east of Dickerson Pike. Surrounding zoning includes RS10 and CS, and the area is characterized by a variety of land uses. Access to the site is from an existing driveway connection to Ben Allen Road which aligns with Hillside Drive to the north.

#### Site Plan

The plan proposes 19 additional residential units and includes both attached and detached units, similar to the existing units in the northern portion of the SP. All of the proposed units are oriented to a central open space courtyard. The maximum height for all units is 3 stories in 42 feet, consistent with the existing units. Type B landscape buffers are proposed along all property boundaries that are adjacent to existing residential. The SP includes notes that address design considerations for the SP. The design conditions address principle entrances, glazing, window orientation and porches. Also, EIFS and vinyl siding will not be permitted as building materials.

Parking is provided via a mixture of garages and surface parking and includes guest parking located to the north of units 5 and 19. An internal sidewalk network is provided as well as connections to the existing internal sidewalk network which will facilitate pedestrian travel.

### **ANALYSIS**

The Urban Neighborhood Evolving policy is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. The amendment to the existing SP will further achieve the goals of the policy by increasing housing choice within the neighborhood. The SP is located approximately 900 feet from an existing bus stop for a line that runs along Dickerson Pike which will provide an alternative method of transportation for future residents. The proposed SP is consistent with the Urban Neighborhood Evolving land use policy; therefore, staff recommends approval with conditions and disapproval without all conditions.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approve**

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approved as Prelim SP. Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/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, (see Permit #'s T2019031038 and T2019031034).



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## PUBLIC WORKS RECOMMENDATION

### Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Indicate the solid waste and recycling container locations for the site. MPW cannot service a development of this scale. Prior to bldg. permit submit recorded copy of the HOA/ Master Deed that establishes private hauler.

## TRAFFIC AND PARKING RECOMMENDATION

### Approve

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
Multi-Family Residential (220)	2.18		17 U	125	8	10

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)	2.18		36 U	232	19	24

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	19 U	+107	+11	+14

## SCHOOL BOARD REPORT

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

Projected student generation proposed SP-R district: 5 Elementary 4 Middle 3 High

The proposed SP-R zoning district would generate eight more students than what is typically generated under the existing SP-R zoning district. Students would attend Chadwell Elementary School, Gra-Mar Middle School, and Maplewood High School.

## STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

## CONDITIONS

1. Permitted uses shall be limited to a maximum of 19 multi-family residential units within this phase and 36 multi-family residential units total within the SP. Short term rental property – not-owner occupied shall be prohibited.

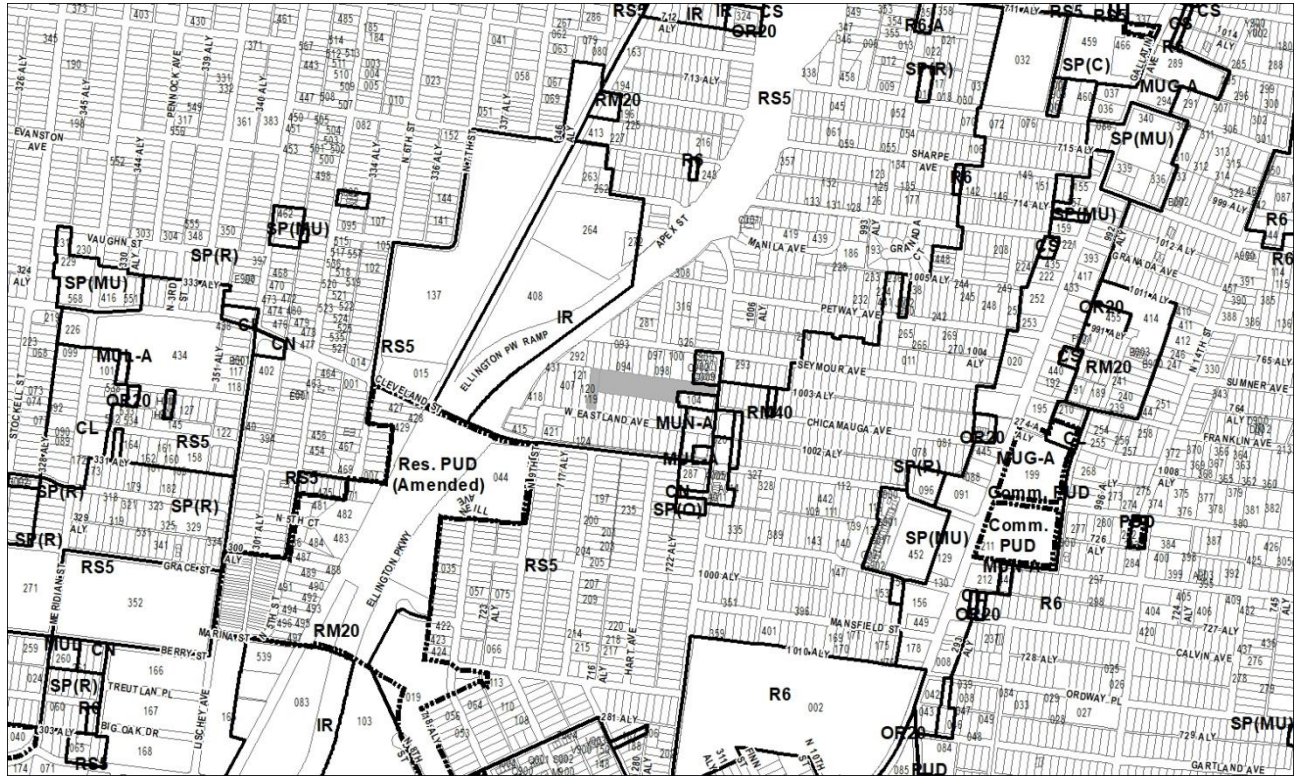


## Metro Planning Commission Meeting of 9/12/2019

2. The landscape buffers shall be installed consistent with the standards of the B-3 Landscape Buffer requirements of the Metro Code.
3. The final site plan shall include architectural elevations showing compliance with the design consideration as well as raised foundations of 18-36" for residential buildings
4. The final site plan shall label all internal driveways as "Private Driveways" and shall provide for a joint access easement to the property to the east. A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. 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 RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



# Metro Planning Commission Meeting of 9/12/2019



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



**Project No.** Specific Plan 2019SP-027-001  
**Project Name** Roots East SP  
**Council District** 05 - Parker  
**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, July, 18, 2019, and August 22, 2019, Planning Commission meetings. No public hearing was held.

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

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**APPLICANT REQUEST**

**Rezone from RS5 to SP-MU to permit a mixed use development.**

Preliminary SP

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

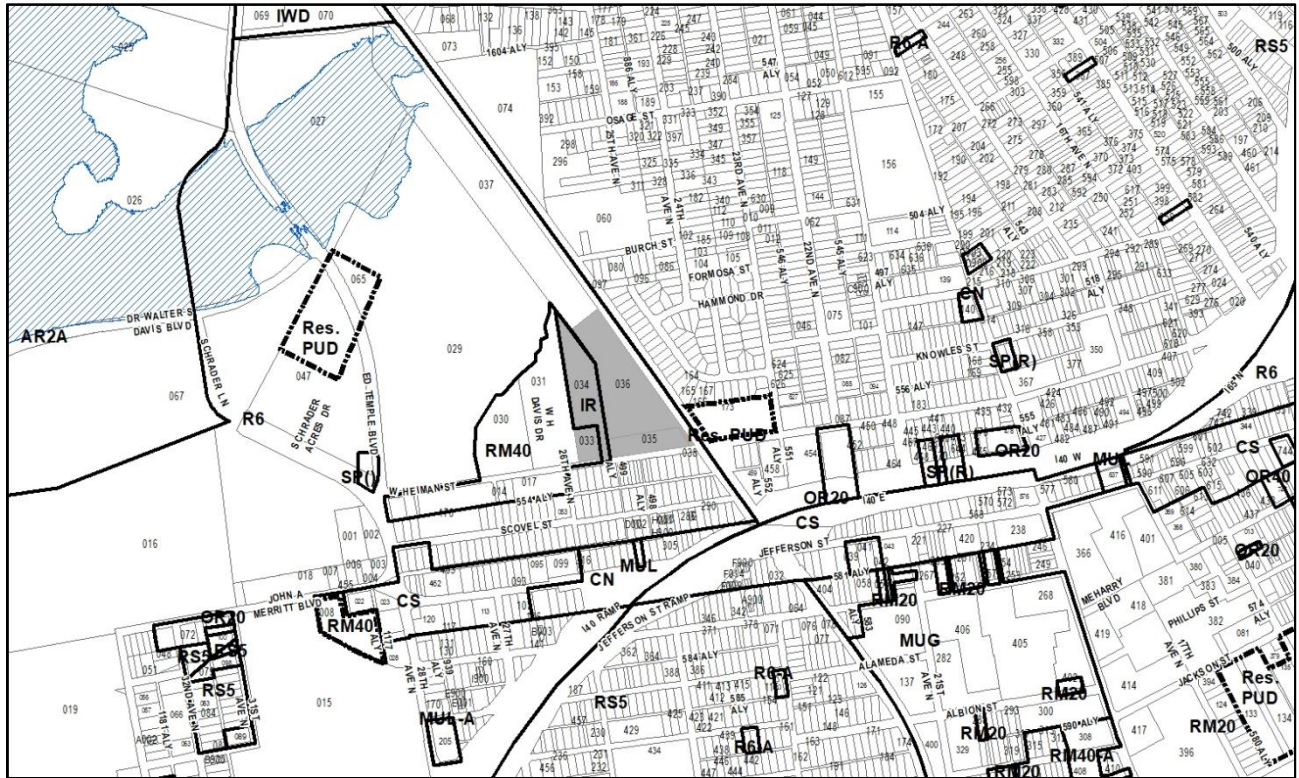
**STAFF RECOMMENDATION**

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





# Metro Planning Commission Meeting of 9/12/2019



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





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

**Deferrals** This item was deferred at the June 13, 2019, June 27, 2019, and July 18 2019, Planning Commission meetings. No public hearing was held.

**Staff Reviewer** Dunnavant  
**Staff Recommendation** *Defer to the October 10, 2019, Planning Commission meeting.*

**APPLICANT REQUEST**

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

Preliminary SP

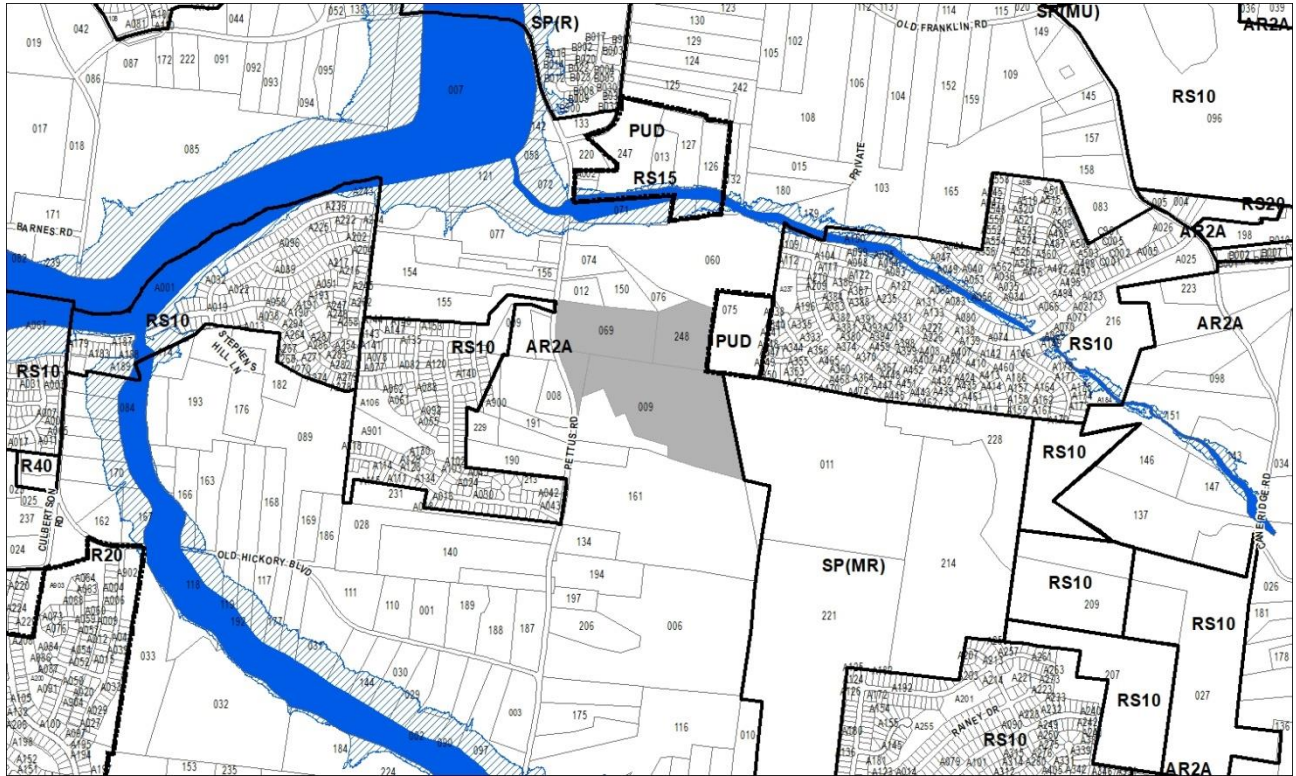
A request to rezone from Multi-Family Residential (RM40), Industrial Restrictive (IR), and One and Two-Family Residential (R6) to Specific Plan – Residential (SP-R) zoning for properties located at 2518, 2500, 2404 West Heiman Street, and Heiman Street (unnumbered), located along the north side of Grace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

**STAFF RECOMMENDATION**

Staff recommends deferral to the October 10, 2019, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 9/12/2019



**2019SP-048-001**

**CEDARS OF CANE RIDGE SP**

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

12, Southeast

31 (John Rutherford)



**Project No.** Specific Plan 2019SP-048-001  
**Project Name** Cedars of Cane Ridge SP  
**Council District** 31 - Rutherford  
**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, July, 18, 2019, and August 22, 2019, Planning Commission meetings. No public hearing was held.

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

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**APPLICANT REQUEST**

**Rezone to SP to permit 139 single residential units.**

Preliminary SP

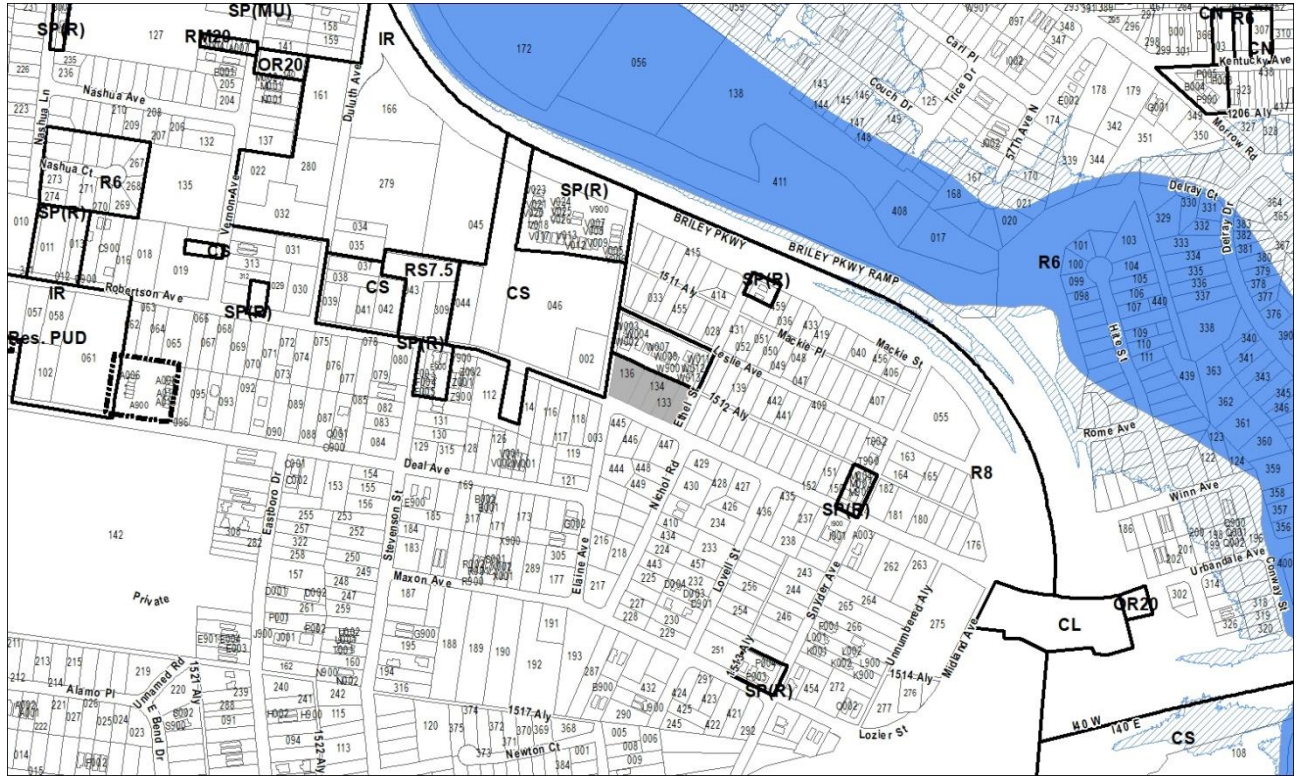
A request to rezone from Agricultural/Residential (AR2A) to Specific Plan-Residential (SP-R) zoning for properties located at 5866 Pettus Road, Pettus Road (unnumbered), and a portion of property located at 5916 Pettus Road, approximately 880 feet northeast of Sundown Drive (43.7 acres), to permit 139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

**STAFF RECOMMENDATION**

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



# Metro Planning Commission Meeting of 9/12/2019



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



<b>Project No.</b>	<b>Specific Plan 2019SP-056-001</b>
<b>Project Name</b>	<b>Robertson Avenue Residential SP</b>
<b>Council District</b>	20 – Roberts
<b>School District</b>	9 – Frogge
<b>Requested by</b>	Klober Engineering Services, Applicant; Good Ol’ Boys, Owner.
<b>Deferrals</b>	This item was deferred at the August 22, 2019, Planning Commission meeting. No public hearing was held.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Defer to the September 26, 2019, Planning Commission meeting.</i>

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**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.

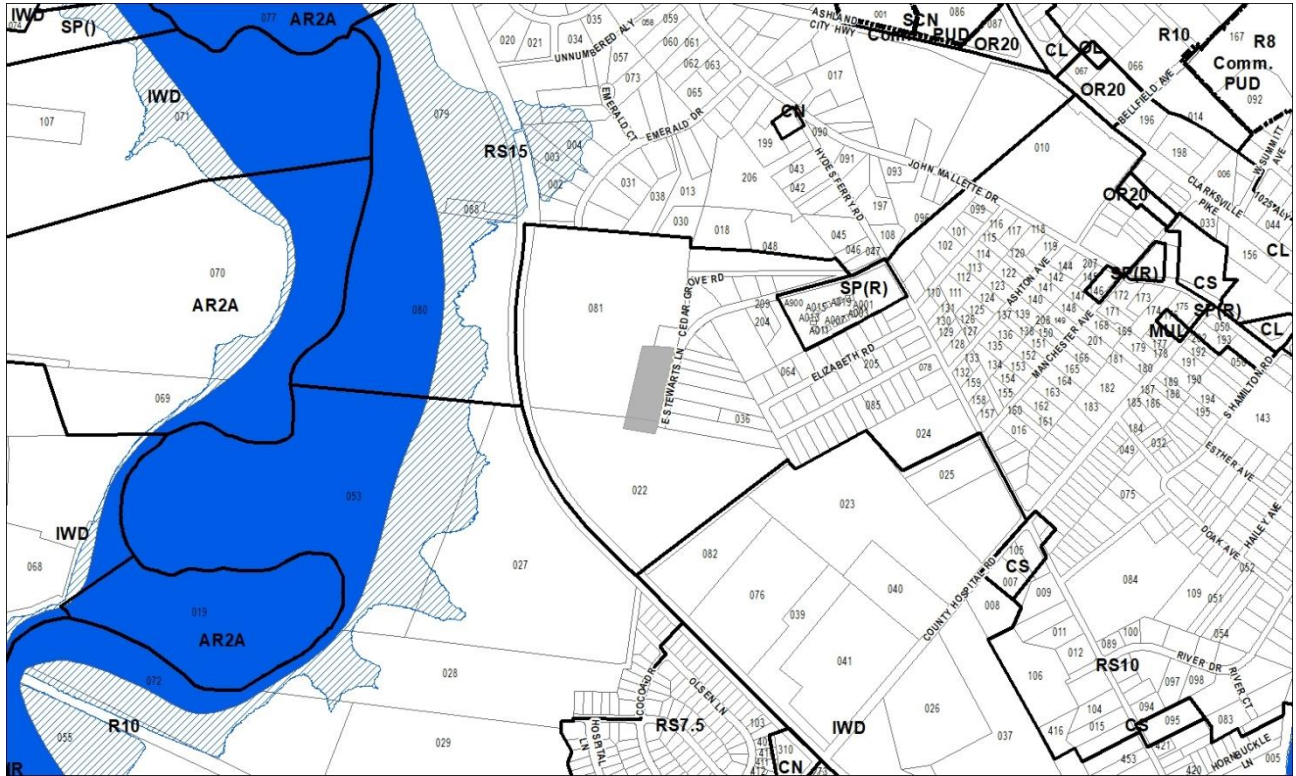
**STAFF RECOMMENDATION**

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





# Metro Planning Commission Meeting of 9/12/2019



**2019S-109-001**  
RICHARDS FARMS SUBDIVISION  
Map 008, Part of 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, July 18, 2019, and August 22, 2019, Planning Commission meetings. No public hearing was held.

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

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**APPLICANT REQUEST**

**Final Plat to create up to 11 lots.**

Final Plat

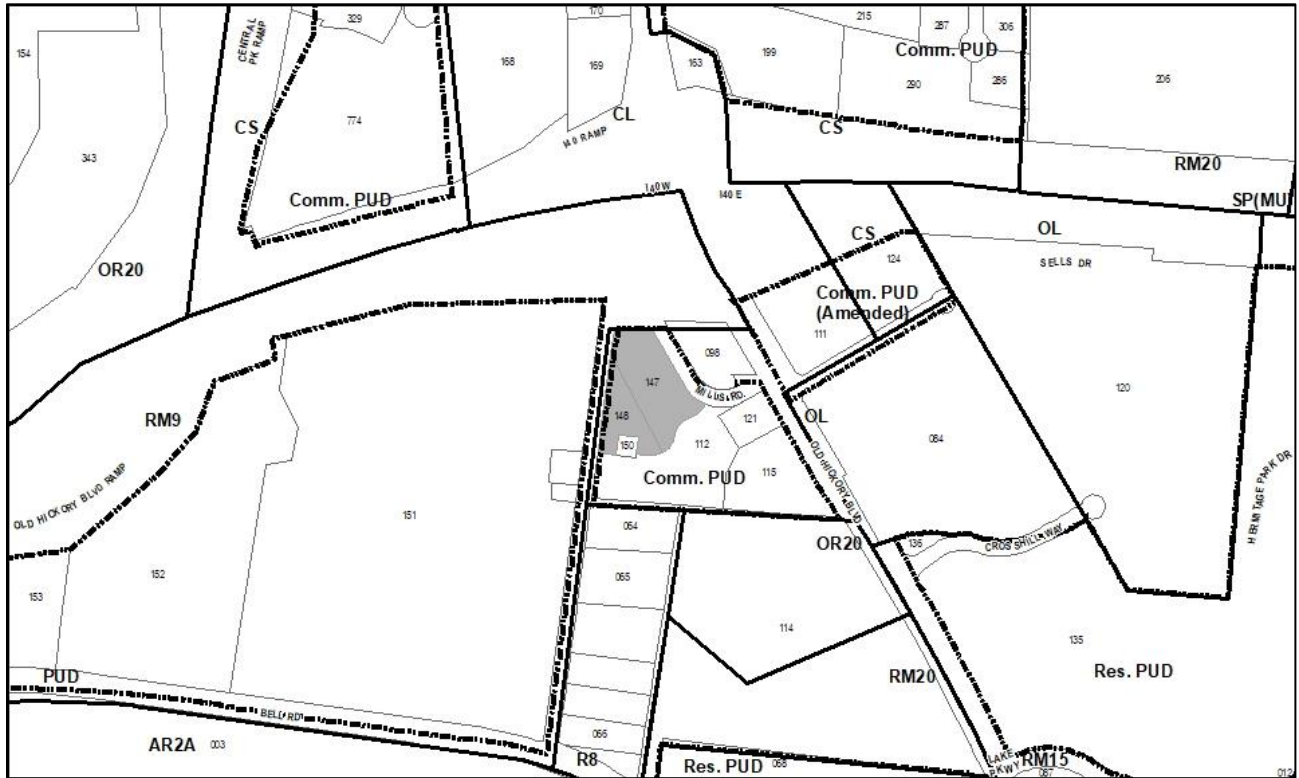
A request for final plat approval to create 11 lots on property located at 1601 East Stewarts Lane and a portion of property at 1501 East Stewarts Lane, approximately 375 feet south of Cedar Grove, zoned Single-Family Residential (RS10) (2.55 acres).

**STAFF RECOMMENDATION**

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



## Metro Planning Commission Meeting of 9/12/2019



### 191-69P-001

#### PRIEST LAKE CENTER PUD (AMENDMENT)

Map 097, Parcels 147-148

14, Donelson – Hermitage – Old Hickory

14 (Kevin Rhoten)





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

**Deferrals** This item was deferred at the June 27, 2019, July 18, 2019, and August 22, 2019, Planning Commission meetings. No public hearing was held.

**Staff Reviewer** Lewis  
**Staff Recommendation** *Approve with conditions and disapprove without all conditions.*

**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 (PUD) for properties located at 4021 and 4033 Mills Road, approximately 260 feet west of Old Hickory Boulevard (2.13 acres) to add a 42,658 square foot hotel.

**Existing Zoning**

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

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

**DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN**

T3 Suburban Community Center (T3 CC) is intended to enhance and create suburban community centers that serve suburban communities generally within a 10 to 20 minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial and institutional land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T3 CC areas are served by highly connected street networks, sidewalks and existing or planned mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.





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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.

### **PUD HISTORY**

This PUD was established in 1969 to permit a variety of uses, including hotel, retail and office uses. The square footage of the proposed hotel exceeds the maximum square footage permitted in the preliminary PUD. The original PUD permitted 43,000 square feet of total development. With the existing uses on the site and the maximum square footage of deviation allowed by code, the remaining square footage is approximately 37,000 square feet. The proposed hotel, at approximately 43,000 square feet exceeds this square footage. Staff finds that this use is consistent with the intent of the original PUD, as a hotel is an approved use.

To date, the PUD has been developed with a cell tower, a 7,500 square foot retail building with attached gas station, and a 2,800 square foot convenience market and gas station.

### **PLAN DETAILS**

The vacant site is located on the west side of Old Hickory Boulevard south of the Interstate 40 interchange. The north, east, and west sides of the property have frontage along Mills Road. The properties on the south side of Mills Road and east of Old Hickory Boulevard are zoned CL, within the same PUD overlay. The areas to the west and south of the PUD are zoned residential and have been developed with multi-family and one and two-family structures.

The proposed amendment would permit a 42,658 square foot hotel measuring 49 feet in height with 92 hotel rooms. Parking for the site is accessed via a curb cut off of Mills Road. There is a second entrance proposed to the south of the primary entrance for emergency access. The proposed site plan shows 96 total parking spaces, which meets Metro zoning code. The site plan shows a four foot wide planting strip and five foot wide sidewalk along Mills Road.

### **ANALYSIS**

The proposed amendment is consistent with the T3 CC policy as well as the intent of the originally approved PUD. T3 CC policy is applicable to areas where there is a concentration of land that is zoned, used, or intended to be used as commercial and mixed use that is situated to serve a suburban community and where the center's intensification is supported by surrounding existing or planned residential development, adequate infrastructure and adequate access, such as arterial-boulevards and collector-avenues. The proposed use as a hotel is in line with the commercial intent behind the policy and the location of the site near Interstate 40 and surrounded by existing commercial is supportive of a hotel use. The originally approved PUD was intended to have a hotel. The proposed PUD amendment would permit a hotel to go forward with a deviation in the originally permitted square footage.



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### **FIRE DEPARTMENT RECOMMENDATION**

#### **Approve with conditions**

- 2nd means of egress/ingress shown and attached.
- Fire Code issues will be addressed in the permit phase.

### **STORMWATER RECOMMENDATION**

#### **Approve with conditions**

- LID Waiver approved. 80% TSS will be required during construction drawing review.

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approved as a preliminary only.
- Prior to final SP: Need confirmation of an updated availability study submittal and submittal/approval of any public water and/or sanitary sewer plans by the applicant and confirmation of capacity reserved for the intended use prior to final sp approval.

### **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. Following approval of final plans by MPW, a recorded copy of ROW dedications will need to be submitted to MPW for Bldg. permit approval.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

Developer shall construct the following roadway improvements.

- Construct the proposed Site Access with one (1) inbound lane and one (1) outbound lane operating under a stop condition. The outbound lane will have one (1) shared lane for left-turn and right-turn movements;
- Relocate the proposed Site Access a minimum of 125 feet south of its originally proposed location in order to meet all sight distance requirements.
- Construct one (1) shared through/right-turn lane on the eastbound approach of Mills Road at Old Hickory Boulevard. The lane shall provide 50 feet of storage and taper lengths according to MUTCD, AASHTO, TDOT, and Metro Nashville standards;
- All radii for the proposed access shall be designed to accommodate the largest turning requirements of either an SU-30 truck (garbage) or an emergency vehicle (fire apparatus) that will service the development according to MUTCD, AASHTO, TDOT, and Metro Nashville standards;
- Ensure the departure sight distance triangles for all driveways, internal intersections, and site access intersections are designed to be clear of all sight obstructions (including grade) as specified by AASHTO. The design of proposed internal roadway system should be completed according to the MUTCD, AASHTO, TDOT, and Metro Nashville standards.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.



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### CONDITIONS

1. The maximum square footage of the hotel is 43,000 square feet.
2. Comply with all conditions and requirements of Metro reviewing agencies.
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 any additional development applications for this property, and prior to or with final PUD plan application, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.
5. A landscape plan shall be provided with the Final PUD plan.
6. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
7. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.



# Metro Planning Commission Meeting of 9/12/2019



## 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, and August 22, 2019, Planning Commission meetings. A public hearing was held on July 19, 2019 and closed.

**Staff Reviewer** Lewis  
**Staff Recommendation** Approve.

**APPLICANT REQUEST**

**Zone change from R8 to RM15-A.**

Zone Change

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

**Existing Zoning**

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

**Proposed Zoning**

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

**BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN**

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

Supplemental Policy

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



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improvement of the existing street, sidewalk, bikeway, and stormwater infrastructure to T4 Urban Transect standards through new private-sector development.

### ANALYSIS

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

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

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

### FIRE MARSHAL RECOMMENDATION

#### Approve with conditions

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

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.4	5.44 D	4 U	38	3	4

\*Based on two-family residential lots

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

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





## Metro Planning Commission Meeting of 9/12/2019

Traffic changes between maximum: R8 and RM15-A

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

### METRO SCHOOL BOARD REPORT

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

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

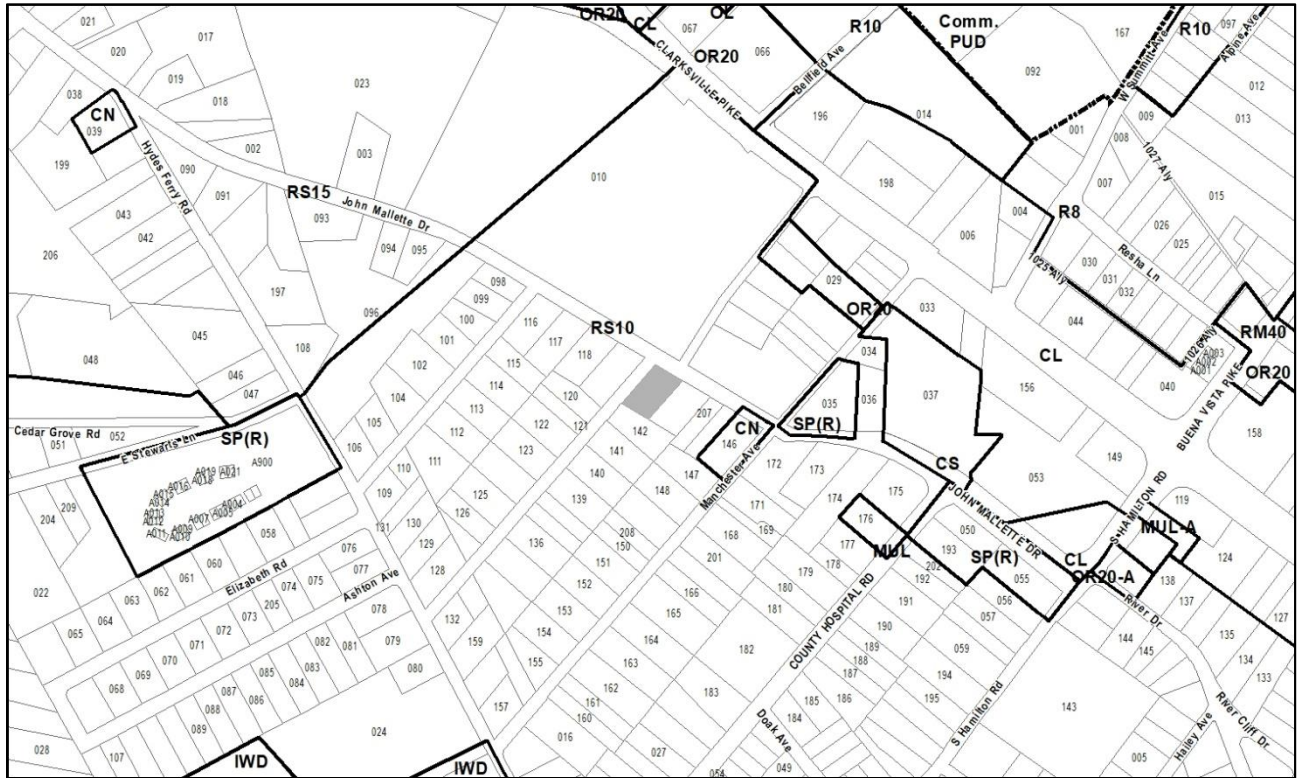
The proposed RM15-A zoning is expected to generate three additional students beyond the existing R8 zoning. Students would attend Cumberland Elementary School, Joelton Middle School, and Whites Creek High School.

### STAFF RECOMMENDATION

Staff recommends approval.



# Metro Planning Commission Meeting of 9/12/2019



**2019Z-131PR-001**  
Map 069-16, Parcels 143  
03, Bordeaux – Whites Creek – Haynes Trinity  
02 (DeCosta Hastings)



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

**Deferrals:** This item was deferred at the August 22, 2019, Planning Commission meeting. No public hearing was held.

<b>Staff Reviewer</b>	Dunnivant
<b>Staff Recommendation</b>	<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 underdeveloped “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.



# Metro Planning Commission Meeting of 9/12/2019

## 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.

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

**Approve**

## 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.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 9/12/2019



## 2019CP-003-003

### BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN AMENDMENT

Map 069-12, Parcel(s) 024, 028, 044

03, Bordeaux-Whites Creek-Haynes Trinity

02 (DeCosta Hastings)



<b>Project No.</b>	<b>Major Plan Amendment 2019CP-003-003</b>
<b>Project Name</b>	<b>Bordeaux-Whites Creek-Haynes Trinity Community Plan Amendment</b>
<b>Associated Case</b>	2019SP-066-001
<b>Council District</b>	02 – Hastings
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Kimley-Horn, applicant; Jerry N. and Belinda C. Vanatta, Trust, owner.
<b>Staff Reviewer</b>	Burse
<b>Staff Recommendation</b>	<i>Defer to the September 26, 2019, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Amend Bordeaux-Whites Creek-Haynes Trinity Community Plan to change the policy.**

Major Plan Amendment

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by changing from T3 Suburban Neighborhood Evolving (T3 NE) policy to T3 Suburban Mixed Use Corridor (T3 CM) policy for properties located at 3724 Clarksville Pike and Bellefield Avenue (unnumbered), zoned One and Two Family Residential (R10) (5.51 acres).

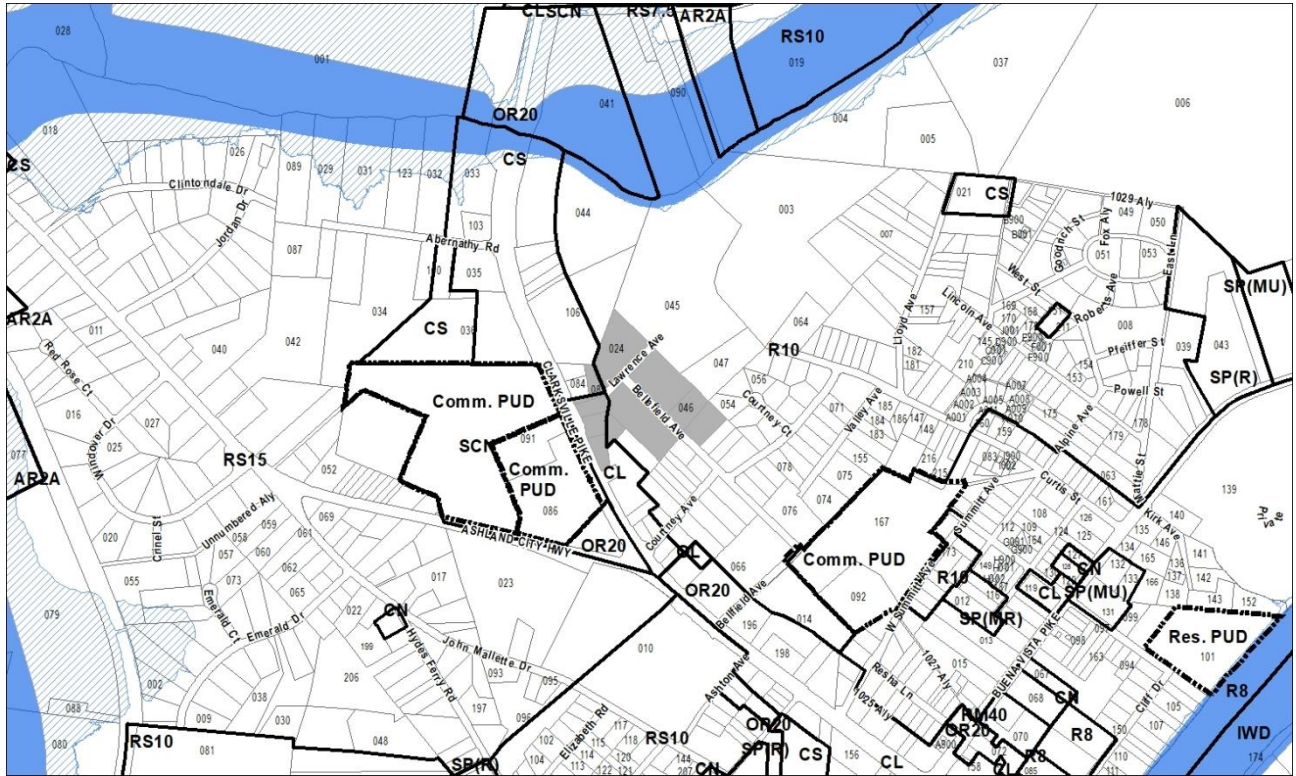
**STAFF RECOMMENDATION**

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





## Metro Planning Commission Meeting of 9/12/2019



### **2019SP-066-001**

CLARKSVILLE PIKE MIXED USE SITE SP

Map 069-12, Parcel(s) 024, 026-029, 044-047, 082

03, Bordeaux - Whites Creek - Haynes Trinity

02 (Decosta Hastings)





<b>Project No.</b>	<b>Specific Plan 2019SP-066-001</b>
<b>Project Name</b>	<b>Clarksville Pike Mixed Use Site SP</b>
<b>Associated Case</b>	2019CP-003-003
<b>Council District</b>	02 - Hastings
<b>School District</b>	1 - Gentry
<b>Requested by</b>	Kimley-Horn, applicant; Jerry N. and Belinda C. Vanatta, Trust, owner.
<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Defer to the September 26, 2019, Planning Commission meeting.</i>

---

**APPLICANT REQUEST**

**Rezone from R10, CS, and CL to SP to permit a mixed use development.**

Preliminary SP

A request to rezone from One and Two-Family Residential (R10), Commercial Service (CS), and Commercial Limited (CL) to Specific Plan (SP) zoning for properties located at 3720, 3724, 3726, 3730, and 3800 Clarksville Pike and Bellefield Avenue (unnumbered), at the intersection of Lawrence Avenue and Belleford Avenue (11.23 acres), to permit a mixed use development.

**STAFF RECOMMENDATION**

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



# Metro Planning Commission Meeting of 9/12/2019



## 2018CP-007-002

### WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 080, Parcel(s) 007-008; Map 091, Parcel(s) 028-029, 032, 057

7, West Nashville

20 (Mary Carolyn Roberts)



<b>Project No.</b>	<b>Minor Plan Amendment 2019CP-007-002</b>
<b>Project Name</b>	<b>West Nashville Community Plan Amendment</b>
<b>Associated Case</b>	2019SP-060-001
<b>Council District</b>	20 – Roberts
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Kimley-Horn, applicant; various owners
<b>Staff Reviewer</b>	McCullough
<b>Staff Recommendation</b>	<i>Approve</i>

**APPLICANT REQUEST**

**Amend West Nashville Community Plan by changing from District Industrial Policy to Urban Mixed Use Policy.**

Minor Plan Amendment

A request to amend the West Nashville Community Plan by changing from District Industrial (D IN) Policy to T4-Mixed Use Neighborhood (T4MU) Policy on properties located at 1650 54th Avenue North, 1710, 1720 and 1740 61st Ave N and 5800 and 6100 Centennial Blvd, at the eastern corner of Centennial Boulevard and 61st Street, zoned Industrial Restrictive (IR), (34.15 acres).

**WEST NASHVILLE COMMUNITY PLAN**

**Current Policy**

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 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.

**Proposed Policy**

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.

**BACKGROUND**

The community plan amendment was requested in conjunction with zone change application 2019SP-060-001, a request to change the zoning from Industrial Restrictive (IR) zoning to Specific Plan (SP) zoning to permit a mix of commercial and residential uses. As part of the application process, the Executive Director determined the plan amendment to be minor with a required community meeting.



## **Metro Planning Commission Meeting of 9/12/2019**

The study area that Planning Staff identified includes a larger area than the properties referenced in the zoning request and includes properties on the north side of Centennial Boulevard, east of 61<sup>st</sup> Avenue North, and south of the Cumberland River. While relatively flat, the site's elevation drops 100 feet between Centennial Boulevard and the river. A CSX rail line that parallels Centennial Boulevard crosses the study area and creates the rezoning request's northern boundary (2019SP-060-001).

This area of the county has experienced significant mixed use and residential growth within the last five years as industrial properties north of Centennial Boulevard have converted to accommodate a mix of uses. A construction waste disposal company currently uses the rezoning request properties as an office with outdoor storage. Additional study area properties front Centennial Boulevard with a mix of partially leased office spaces. The properties north of the rail line are used for small warehouses and mineral processing. An established neighborhood is south of Centennial Boulevard, with few to no commercial services within its boundary. A majority of recent commercial development within the area is along 51<sup>st</sup> Avenue North and Centennial Boulevard.

### **COMMUNITY PARTICIPATION**

On July 17, 2019, a community meeting was held at the St. Luke Community House, located at 5601 New York Ave, to discuss the applicant's plan amendment and zoning requests. Five people, including the applicant's team, attended. Planning staff spoke and answered questions at the meeting regarding the plan amendment and rezoning applications. Those in attendance were supportive of the additional mixed use development in the area. Other issues discussed at the community meeting were related to future development in the larger area and the traffic anticipated by the number of residential units under construction in the area.

### **ANALYSIS OF T4 MIXED USE NEIGHBORHOOD POLICY**

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

#### **NashvilleNext's Growth & Preservation Concept Map**

The Growth & Preservation Concept Map reflects Nashvillians' desires for future growth and preservation. The Map illustrates the study area as "neighborhood" and "special impact area." "Neighborhood" areas support a mix of housing types and character, with smaller civic and employment areas and small neighborhood centers. "Special impact areas" include intense industrial areas, airports, landfills, and other uses that should be kept separate from homes. Properties north of the CSX rail line are within the "special impact area," including a portion of the study area. These properties and the properties west of the study area are used for warehousing and distribution of goods, and are less intense than other uses that usually make up "special impact areas." As such, moderately dense housing with a greater mix of land uses such as office and retail are appropriate. Light industrial uses are allowed in the T4 MU policy, so the current uses are still appropriate. Extension of T4 MU policy to the properties along the Cumberland River provides the opportunity for river access, with the potential to continue greenway access dedicated in the SP project to the east.



## Metro Planning Commission Meeting of 9/12/2019

Application of the T4 MU policy to the study area provides for opportunities to provided needed connectivity with the adjacent T4 MU area, both of which are anticipated to be dense residential areas. Amending the policy will provide space for additional housing needed in the county.

### Key Findings

- Concept map's vision for complete neighborhoods with a mix of housing types is shared by the intent of T4 MU policy, making it an appropriate application of this policy.
- T4 MU could allow public access to the riverfront, similar to the proposed greenway connection to the east.

### **Community Character Policy Application**

*Neighborhood* areas are generalized on the concept map and are explained in greater detail through Community Character Policies. These policies guide zoning and development decisions. The requested T4 MU policy is typically applied to areas where there is an expressed interest in the development pattern of the area progressing to promote a mixture of housing types, commercial, and greater connectivity. Participants in the community meeting expressed interest in more mixed use development in the larger area to provide additional services as well as additional housing types.

### Key Finding

- Community support to create an urban mixed use area while respecting the boundaries of residential only areas makes this an appropriate application of the policy.

### **Transportation and Connectivity**

T4 MU areas feature highly connected street systems that provide for many transportation options. The study area achieves this condition with its multimodal mobility network. The study area fronts Centennial Boulevard, which is designated as T4-M-AB4 in the Major and Collector Street Plan, and links to Briley Parkway approximately 0.75 miles to the west. This four lane arterial boulevard is anticipated to have buffered bike lanes in both directions and sidewalks with 8' pedestrian zones. WeGo provides local bus service in the area within 0.5 miles from the study area.

North of the railroad, the SP to the east includes a stub street that ends at a current industrial use. Encouraging the transition of this area to mixed use would create the opportunity to extend the stub street to 61<sup>st</sup> Avenue N. This would improve connectivity for an area with limited access points.

### Key Findings

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

### **Relationship to Surrounding Policy**

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

- D IN is applied to the entire site and extends west to Briley Parkway along the north side of Centennial Boulevard.
- T4 CM policy is applied to properties along the south side of Centennial Boulevard, from 49<sup>th</sup> Avenue North to Linder Industrial Drive.



## Metro Planning Commission Meeting of 9/12/2019

- T4 MU policy is applied to properties east of the study area, parallel to the T4 CM along Centennial Boulevard.

Application of T4 MU policy in this location would create an appropriate relationship to the surrounding T4 MU and T4 CM policies. The adjacent Specific Plan (2016SP-019-001), which was approved alongside a policy change from D IN to T4 MU, requires a street connection to the study area with the caveat that the right of way can only be extended with a compatible use. The location of the CSX rail line and right of way could cause connectivity issues that could be resolved with a public street linking this connection to 61<sup>st</sup> Avenue that terminates along the western edge of the study area.

### Key Finding

- T4 MU policy would allow the opportunity for compatible development to occur as an extension of existing T4 MU policy to the east and T4 CM policy on properties along the south side of Centennial Boulevard.

### **Analysis Summary**

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

- Concept map's vision for complete neighborhoods with a mix of housing types is shared by the intent of T4 MU policy.
- Community support to create an urban mixed use area while respecting the boundaries of residential only areas.
- T4 MU policy would allow the opportunity for compatible development to occur as an extension of existing T4 MU policy to the east and T4 CM policy to south along Centennial Boulevard.
- T4 MU policy would create the potential for improved transportation connectivity north of the railroad and improved public access to the river.

### **STAFF RECOMMENDATION**

Staff recommends approval of the amendment request.

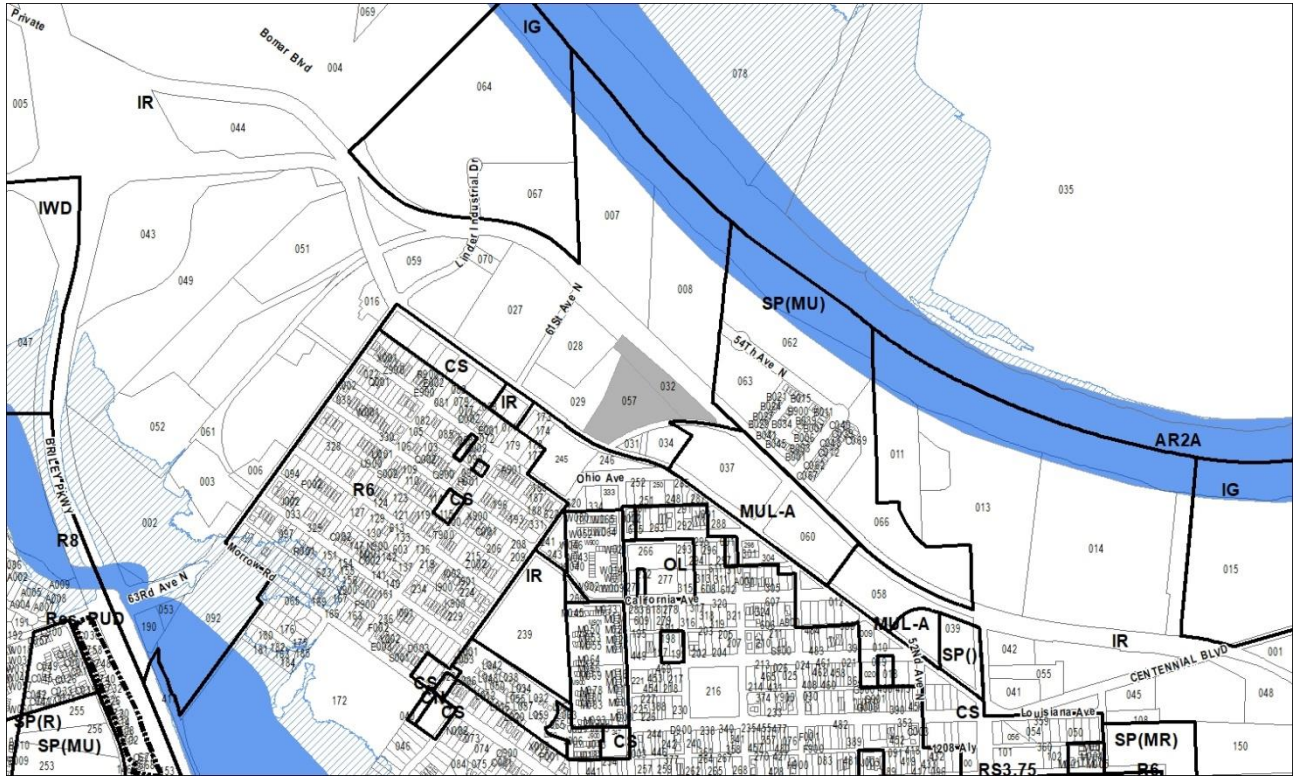


**SEE NEXT PAGE**





## Metro Planning Commission Meeting of 9/12/2019



**2019SP-060-001**  
5800 CENTENNIAL MULTIFAMILY SP  
Map 091, Parcel(s) 032, 057  
07, West Nashville  
20 (Mary Carolyn Roberts)



<b>Project No.</b>	<b>Specific Plan 2019SP-060-001</b>
<b>Project Name</b>	<b>5800 Centennial Multifamily SP</b>
<b>Associated Case</b>	2019CP-007-002
<b>Council District</b>	20 – Roberts
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Kimley-Horn, applicant; FCD Recycling, LLC, owner
<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Approve with conditions and disapprove without all conditions.</i>

**APPLICANT REQUEST**

**Rezone from IR to SP-MU to permit 300 multi-family residential units.**

Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan – Residential (SP-R) zoning for properties located at 5800 Centennial Blvd and 1720 61st Ave N, approximately 430 feet west of Ohio Avenue, (6.15 acres), to permit up to 300 multi-family residential units.

**Existing Zoning**

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

**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 residential uses.

**WEST NASHVILLE COMMUNITY PLAN**

**Current Policy**

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 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.

**Proposed Policy**

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.



# Metro Planning Commission Meeting of 9/12/2019



**Proposed Site Plan**



## Metro Planning Commission Meeting of 9/12/2019

### PLAN DETAILS

The approximately six acre site is located at 5800 Centennial Blvd and 1720 61st Ave N, approximately 430 feet west of Ohio Avenue. The site is relatively flat and is developed with an industrial use. Development on the site includes a large recycling facility, surface parking and outdoor storage. Centennial Boulevard is classified as a major arterial on the Major and Collector Street Plan.

#### Site Plan

The plan calls for a multi-family development, including a maximum of 300 multi-family residential units. The plan consists of four buildings. Building “A”, is located along the primary frontage of the site along Centennial Boulevard. Buildings B, C, and D are located towards the rear of the site. The build-to zone for Building “A” is 0 to 15 feet. The plan limits height for all of the proposed structures to four stories in 50 feet.

Parking, meeting the requirement of the Zoning Code, is provided in the form of surface parking spaces. An amenity area will be provided in a central courtyard adjacent to buildings A and B. A dog park is provided at the north east corner of the site adjacent to building D. Landscape buffers are provided along all property lines. A B-5 landscape buffer is provided along the western property line. A B-3 Landscape buffer is provided along the eastern property line. The plan provides architectural standards pertaining to, but not limited to, glazing, materials, stoops and articulation.

The plan calls for two points of access onto Centennial Boulevard. The western most access will consist of grass pavers allowing for emergency vehicle access only. The plan includes an eight foot wide sidewalk and four foot wide planting strip along Centennial Boulevard, as well as a five foot bike lane and two foot bike lane buffer. A sidewalk connection will be provided along Centennial Boulevard to the Silo Flats development to the west of this site. A pedestrian path will be provided along the north property line.

### ANALYSIS

The plan is generally consistent with the proposed T4-MU policy, at this location. The T4-MU policy is intended to enhance urban mixed use neighborhoods by providing a greater mix of higher density residential and mixed use development. While the policy allows for a mixture of uses it is envisioned to lean towards higher intensity residential uses with commercial uses punctuating prominent locations within the policy area, such as the intersections of major streets. The plan calls for a multi-family development which will provide additional density and housing options as well as improvements to pedestrian connectivity along Centennial Boulevard. The form and location of the structure and sidewalks shown fronting Centennial Boulevard will enhance the pedestrian realm and achieve the primary goals of the T4-MU policy.

### FIRE MARSHAL RECOMMENDATION

#### **Approve with conditions**

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



## Metro Planning Commission Meeting of 9/12/2019

### WATER SERVICES RECOMMENDATION

#### Approve with conditions

- Approved as a Preliminary SP only. Water and sanitary sewer capacity must be reserved prior to Final Site Plan/SP approval (see Permit Nos. T2019040722 and T2019040727).

### 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.
- 8' sidewalks are to be located within ROW. Show on final drawings.
- Following approval of final plans by MPW, a recorded copy of ROW dedications will need to be submitted to MPW for Bldg. permit approval.

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

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

#### Centennial Boulevard at Driveway 1

- Construct Driveway 1 with two (2) lanes for vehicular movement: one (1) lane for vehicle ingress and one (1) for vehicle egress.
- Provide STOP control along the westbound approach of Driveway 1.
- 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).

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	6.15	0.6 F	160,736 SF	300	45	48

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 (220)	6.15	-	300 U	2228	136	158

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1928	+91	+110



## **Metro Planning Commission Meeting of 9/12/2019**

### **METRO SCHOOL BOARD REPORT**

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

**Projected student generation existing SP-MU district: 29 Elementary 24 Middle 18 High**

The proposed SP-R zoning is expected to generate 71 more students than the existing IR zoning district. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

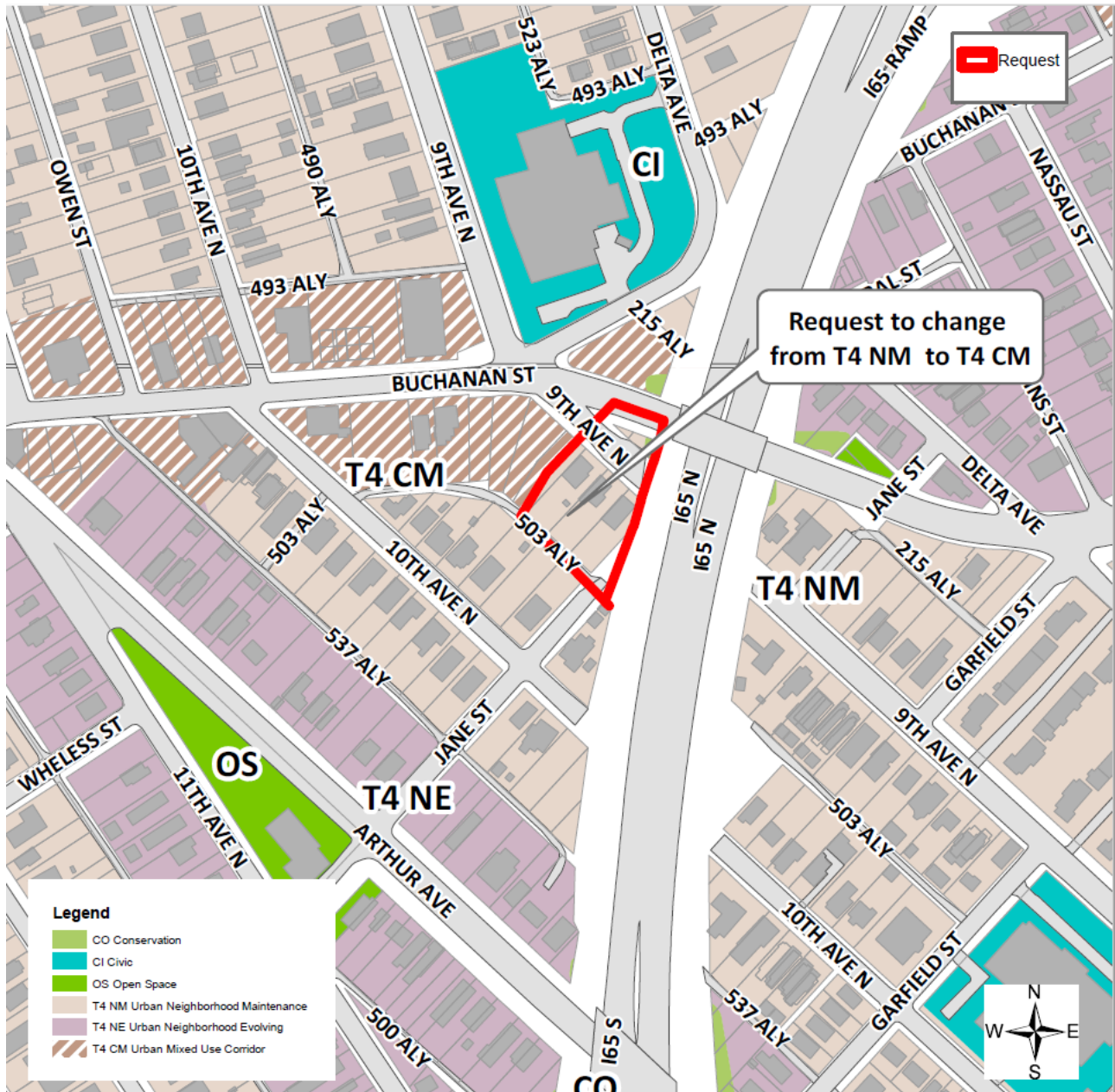
### **CONDITIONS**

1. Permitted uses shall be limited to a maximum of 300 multi-family residential units. Short term rental property – owner occupied and short term rental property – not-owner occupied shall be prohibited.
2. The submittal of the final site plan shall incorporate all of the minimum standards of the Major and Collector Street Plan.
3. Comply with all conditions and recommendations of Metro agencies.
4. Final elevations consistent with included imagery shall be included with the submittal of the final site plan.
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 RM60 zoning district.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building.





# Metro Planning Commission Meeting of 9/12/2019



**2019CP-008-003**

**NORTH NASHVILLE COMMUNITY PLAN AMENDMENT**

Map 081-12, Parcel(s) 031-034, 040-042

08, North Nashville

21 (Ed Kindall)





<b>Project No.</b>	<b>Minor Plan Amendment 2019CP-008-003</b>
<b>Project Name</b>	<b>North Nashville Community Plan Amendment</b>
<b>Associated Case</b>	2019Z-135PR-001
<b>Council District</b>	21 – Kindall
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Fulmer Engineering, applicant; Jimmy Antawan Dennis and Santez Boykin owners.
<b>Staff Reviewer</b>	Grider
<b>Staff Recommendation</b>	<i>Defer to the September 26, 2019, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Amend North Nashville Community Plan to change the policy.**

Minor Plan Amendment

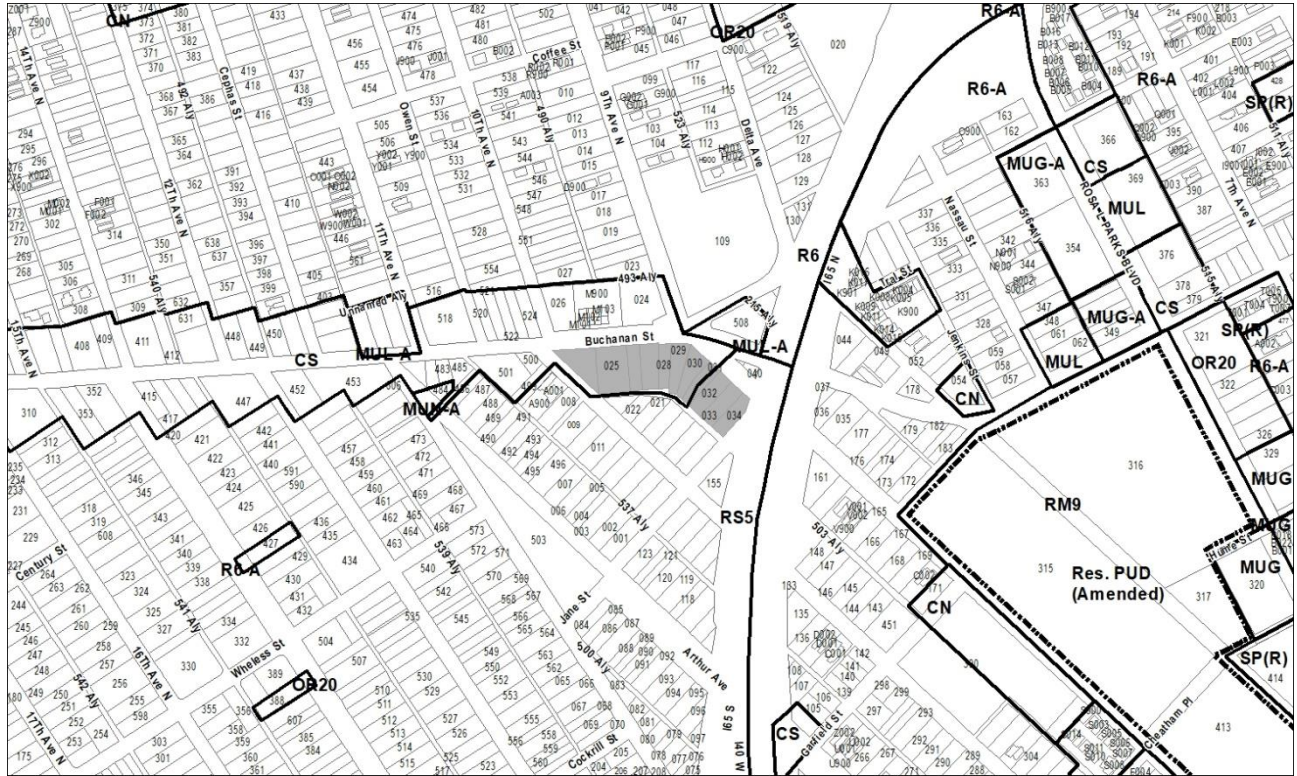
A request to amend the North Nashville Community Plan by changing from T4 Urban Neighborhood Maintenance (T4 NM) to T4 Urban Mixed Use Corridor (T4 CM) on properties located at 1701, 1703, 1705, 1707, 1712 and 1714 9<sup>th</sup> Avenue North and 9<sup>th</sup> Avenue North (unnumbered), zoned Commercial Service (CS) and Single-family Residential (RS5), approximately 0.65 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 9/12/2019



**2019Z-135PR-001**

Map 081-12, Parcel(s) 024-034

08, North Nashville

21 (Ed Kindall)



<b>Project No.</b>	<b>Zone Change 2019Z-135PR-001</b>
<b>Associated Case</b>	2019CP-008-003
<b>Council District</b>	21-Kindall
<b>School District</b>	1- Sharon D. Gentry
<b>Requested by</b>	Fulmer Engineering, LLC, applicant; various owners.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Defer to the September 26, 2019, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Zone change from CS and RS5 to MUL-A.**

Zone Change

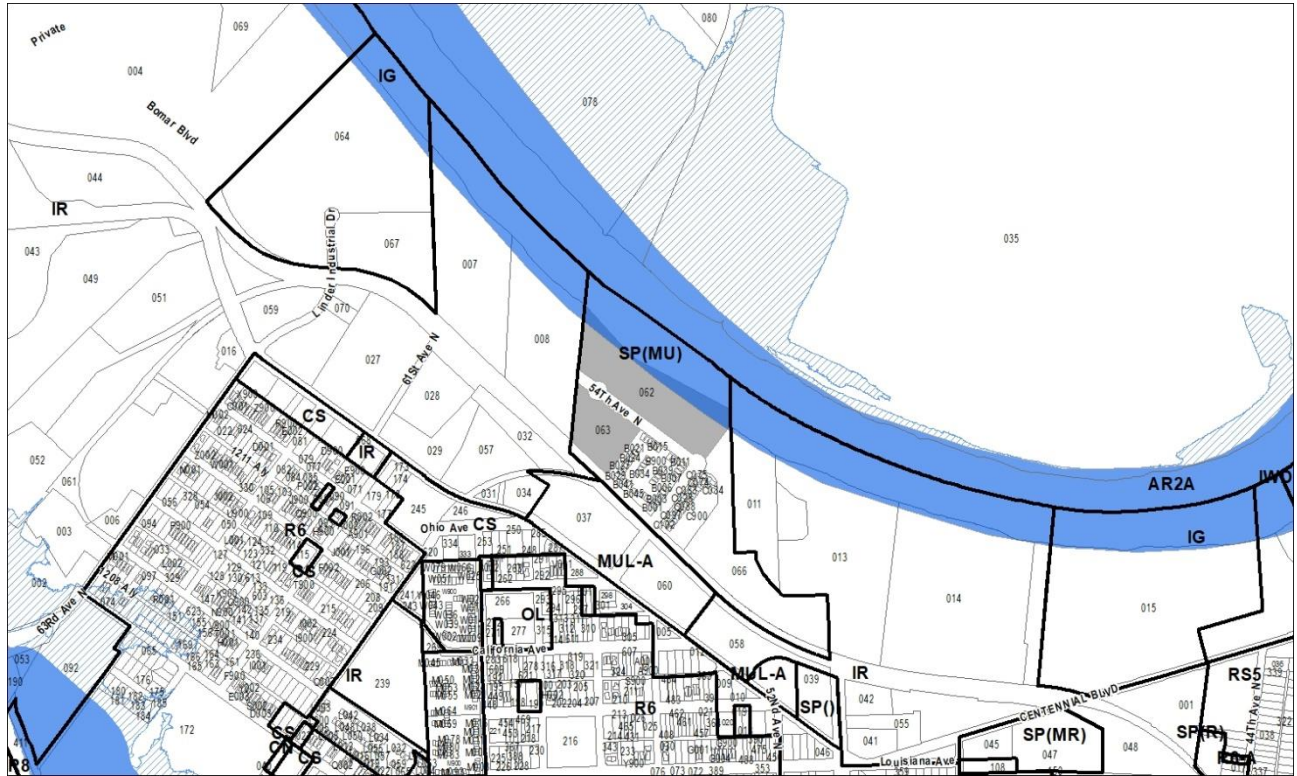
A request to rezone from Commercial Service (CS) and Single-Family Residential (RS5) to Mixed-Use Limited Alternative (MUL-A) for properties located at 901, 903, 905, 909, and 911 Buchanan Street and 1701, 1703, 1705, 1707, 1709, and 1711 9<sup>th</sup> Avenue North, at the corner of Buchanan Street and 10<sup>th</sup> Avenue North (1.98 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 9/12/2019



**2016SP-019-004**

**R-MANUEL CENTENNIAL SP (AMENDMENT)**

Map 091, Parcel(s) 062-063

06, West Nashville

20 (Mary Carolyn Roberts)



<b>Project No.</b>	<b>Specific Plan 2016SP-019-004</b>
<b>Project Name</b>	<b>R-Manuel Centennial (Amendment)</b>
<b>Council District</b>	20 –Roberts
<b>School District</b>	1- Gentry
<b>Requested by</b>	Barge Cauthen and Associates, applicant; R Manuel Centennial GP, owner.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Approve with conditions and disapprove without all conditions.</i>

**APPLICANT REQUEST**  
**Amend a Specific Plan.**

Preliminary Specific Plan Amendment

A request to amend a portion of a specific Plan for properties located at 54<sup>th</sup> Avenue North (unnumbered), at the current terminus of 54<sup>th</sup> Avenue North (11.33 acres), to permit a total of 361 multi-family units within Zones 1 and 2 and to modify allowed heights within Zones 1 and 2.

**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.

**WEST 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.

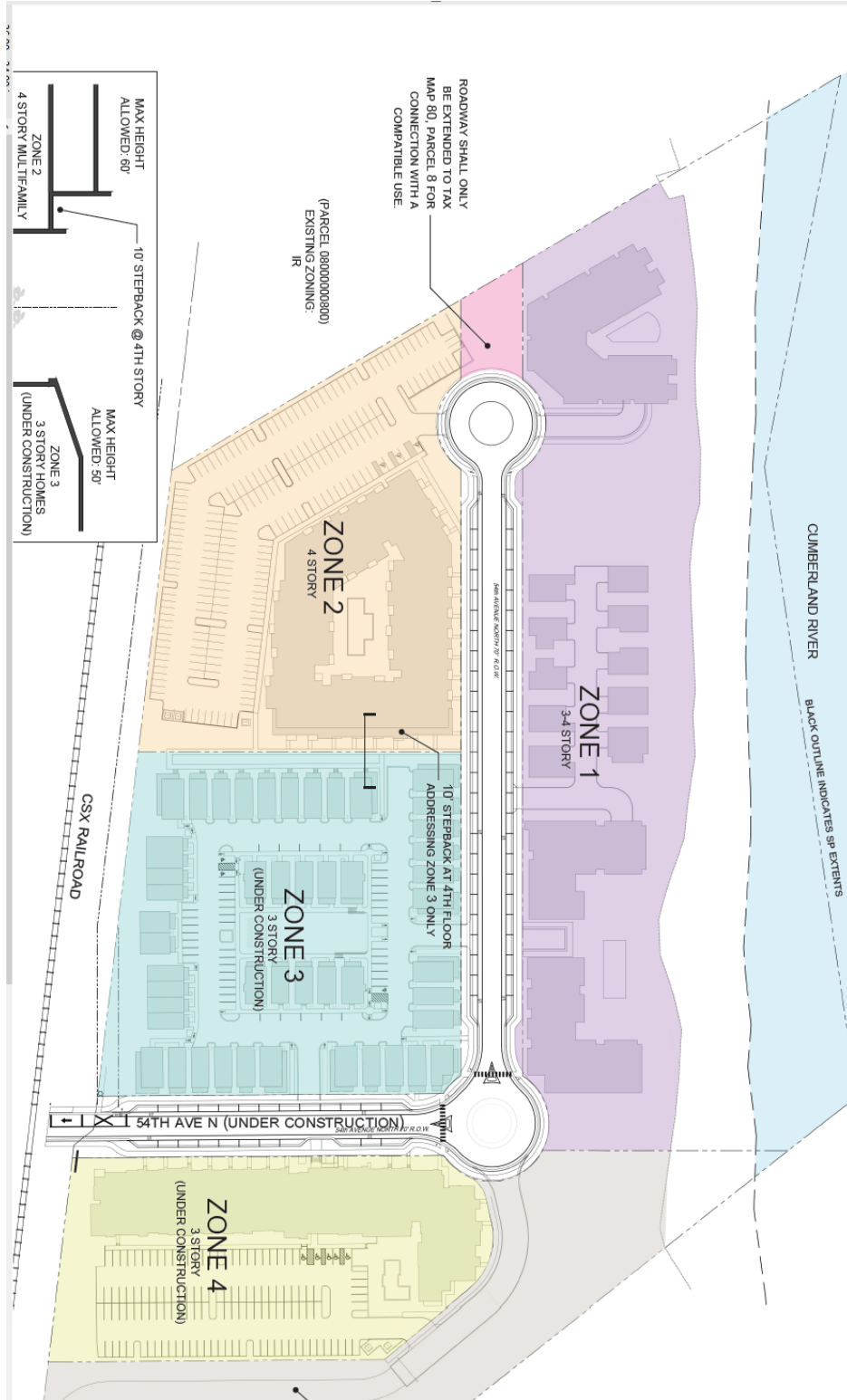
**REQUEST DETAILS**

This is a request to amend the R-Manuel Centennial SP located on 54<sup>th</sup> Avenue North. This SP approved a 27.87 acre development consisting of 5 zones. Zones 1-4 are site plan based with Form Guidelines and Use Tables with Zone 5 being a regulatory SP with design standards. The preliminary SP approved a maximum of 394 multi-family units within Zones 1 through 4 as follows: Zone 1 – 192 units; Zone 2 – 32 units; Zone 3 – 50 units; Zone 4 – 120 units.

The proposed amendment is limited to Zones 1 and 2. No changes are proposed to Zones 3, 4, and 5. Zone 1 is proposed for a maximum of 192 units, consistent with the number of units previously permitted within this zone. Zone 2 is proposed for a maximum of 169 units, where 32 units were previously approved. Both zones are proposed for a maximum height of 4 stories in 60 feet, an increase in the height previously permitted by the SP. The previous approval limited height to 3 stories in 45 feet.



# Metro Planning Commission Meeting of 9/12/2019



**Proposed Site Plan**





## Metro Planning Commission Meeting of 9/12/2019

### Site Plan

Zone 1 is primarily adjusting the height limitations for the multi-family buildings. Otherwise, the site plan shows minor layout adjustments with the proposed single-family units now sharing access to 54<sup>th</sup> Avenue North via the multi-family access point to the east.

Zone 2 proposes a multi-family residential building that addresses 54<sup>th</sup> Avenue North in a similar manner to Zone 4 of the SP. The building is served by surface level parking that is accessed via the roundabout that is the present terminus of 54<sup>th</sup> Avenue North. The first floor units of the building facing east have pedestrian connections to a sidewalk network that is consistent with the originally approved Zone 2 site plan. The pedestrian connections and sidewalk help the building address the Zone 3 units and maintain the open space between the two Zones that was originally approved with the SP.

### **ANALYSIS**

The request to increase the maximum heights allowed in Zone 1 is consistent with the goals of the SP to support infill development and to provide a range of housing choices. The increased height will allow the same permitted number of units within Zone 1 to have additional flexibility in design and still be appropriate in the context of the surrounding area. This zone is also adjacent to the Cumberland River and the increased height will have a minimal effect on surrounding properties.

The amendment to Zone 2 has carefully positioned the multi-family residential building so that it frames and addresses the street in a consistent manner with the remainder of the development. The street facing ground level units have pedestrian connections to the sidewalks in a similar manner to the Zone 4 multi-family street facing units. The ground level units in Zone 3 also have pedestrian connections to a sidewalk network with open space separating the Zones. This proposed interaction between Zone 2 and 3 is consistent with the intent of the existing approved SP for Zone 2. The surface level parking is primarily screened by the building with the remainder of the parking being to the side of the building. The proposed design of Zone 2 and how it interacts with the remainder of the SP and with the right-of-way is consistent with the planning goals of the original approval. The amendments are consistent with the T4 MU policy on the site.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

- Fire department access roads shall comply with IFC Chapter 5 and Appendix D.
- Fire Department access roads shall have an unobstructed clear width of 20'.
- Where a fire hydrant is located on a fire apparatus access road the minimum width shall be 26' exclusive of shoulders.
- 'No Parking- Fire Lane' signage shall be provided in accordance with IFC D103.6. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3. (Proposed SP states 80 units before 2nd access.)
- Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided.
- Aerial fire apparatus access roads shall be a minimum of 26 feet in width, exclusive of shoulders.





## Metro Planning Commission Meeting of 9/12/2019

- Aerial fire apparatus access roads shall be positioned parallel to at least one entire side of the building, a minimum of 15 feet, and a maximum of 30 feet from the building.
- Overhead utility and power lines or other obstructions shall not be located over the aerial apparatus access road or between the aerial fire apparatus and the building. (IFC D105)
- Gates securing fire apparatus access roads shall comply with IFC Section D103.5

### WATER SERVICES RECOMMENDATION

#### Approve with conditions

- No objection to amendment. Water and sanitary sewer capacity reservation must be confirmed prior to any building permits (See permit Nos. T2019045193 and T2019045208).

### STORMWATER RECOMMENDATION

#### Approve

### PUBLIC WORKS RECOMMENDATION

#### Approve with conditions

Prior to first final SP approval

- A CSX permit will need to be submitted to MPW. 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. Following approval of final plans by MPW, a recorded copy of ROW dedications will need to be submitted to MPW for Bldg. permit approval.
- Coordinate with planning on SW/planting strip requirements. Ref. MCSP; If required, show SW, planting strip, curb/gutter per MPW standard sections, call out in plans.
- Indicate waste/recycle on plans.

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- A trip comparison memo was received 8/19/2019. It was determined that there will be minimal trip increase with increased multifamily and reduced SF units with modified trip gen calculations.
- Comply with previous TIS conditions.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	3.49	9.17 D	32 U	365	28	35

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	3.49	48.42 D	169 U	1237	79	95



# Metro Planning Commission Meeting of 9/12/2019

Traffic changes between maximum: SP and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+137 U	+872	+51	+60

## STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

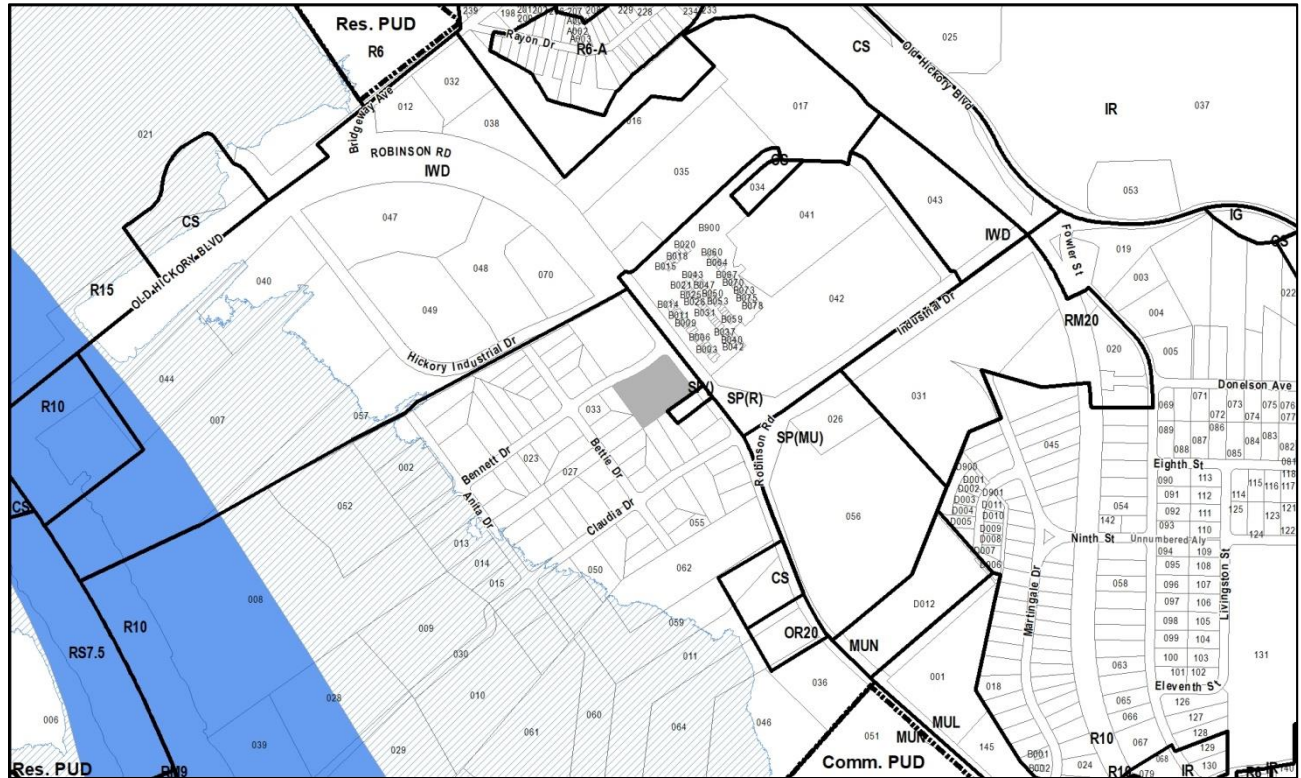
## CONDITIONS

1. Permitted uses shall be limited to a maximum of 192 multi-family units in Zone 1 and a maximum of 169 multi-family units in Zone 2. Short term rental property-owner occupied and short term rental property-not-owner occupied shall be prohibited.
2. This amendment does not apply to Zones 3, 4, or 5. All standards and permitted uses of Zones 3, 4, and 5 are as per BL2016-290.
3. On Page 1 and Page 2, correct the reference to Zone 5 having a base zoning of IR. Indicated the property as being zoned SP and refer to the applicable bill (BL2016-290).
4. All applicable conditions from BL2016-290 apply.
5. On the corrected set, remove the reference to MUL-A under the use table for Multi-Family Buildings.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
9. Comply with all conditions and requirements of Metro reviewing agencies.
10. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the following fallback zone districts apply:
  - Zones 1-2 shall be subject to the standards, regulations and requirements of the MUL-A zoning district

Uses are limited as described in the Council ordinance. Fallback zoning does not govern uses.
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 unit count, 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 9/12/2019



**2018S-121-001**  
RESUBDIVISION OF SECTION III, THE KNOLL  
Map 044-09, Parcel 047  
14, Donelson – Hermitage – Old Hickory  
11 (Larry Hagar)



<b>Project No.</b>	<b>Final Plat 2018S-121-001</b>
<b>Project Name</b>	<b>Resubdivision of Section III, The Knoll</b>
<b>Council District</b>	11 - Hagar
<b>School District</b>	4 - Shepherd
<b>Requested by</b>	Dale and Associates, applicant; Woodbine Community Organization (WCO) Inc., owner.
<b>Staff Reviewer</b>	Dunnivant
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

**APPLICANT REQUEST**

**Request for final plat approval to create three lots.**

Final Plat

A request for final plat approval to create three lots on property located at 910 Robinson Road, at the southeast corner of Bennett Road and Robinson Road, zoned One and Two-Family Residential (R10) (1.97 acres).

**Existing Zoning**

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 9.1 lots with 3 duplex lots for a total of 6 units.*

**Community Character Manual Policy**

The site is within the TR Transition policy. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For TR Transitional, the Lot Requirements found in Chapter 3-4 are utilized.

**PLAN DETAILS**

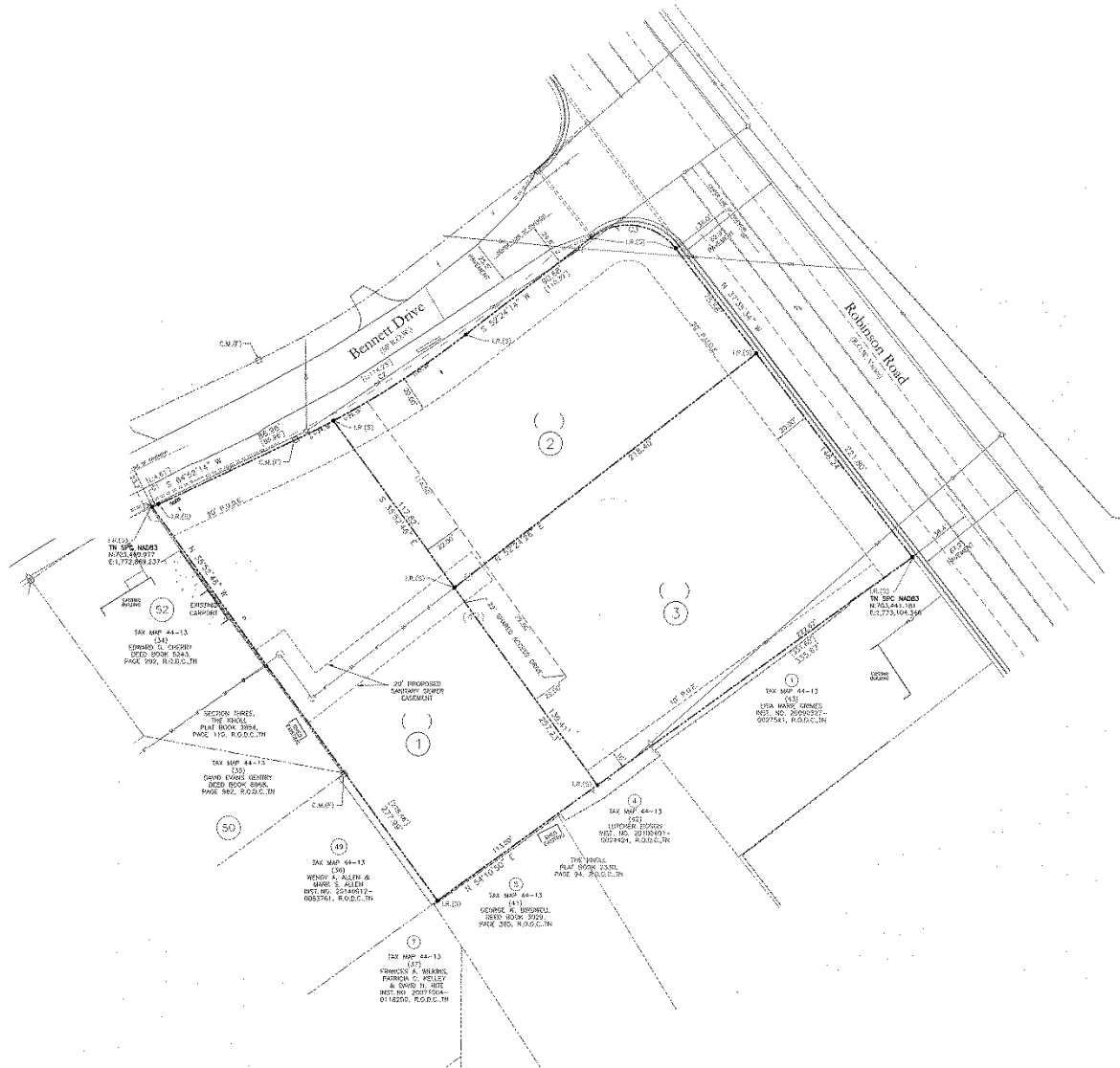
This request is for a final plat approval for property located at 910 Robinson Road, at the southeast corner of Bennett Road and Robinson Road. The site is in Old Hickory and just south of Riverside Golf Course and Old Hickory Blvd. The purpose of the plat is to create three lots. The plat is also dedicating 14.66 feet of ROW along Robinson Road in order to meet the requirements of the Major and Collector Street Plan. A shared access drive is provided from Bennett Drive to serve, lots one, two, and three. No other access is permitted. The site contains 1.97 acres.

**ANALYSIS**

Section 3-4 of the Subdivision Regulations outlines the criteria for reviewing lot requirements which are not infill subdivisions. The subdivision regulations provide criteria for lot dimensions and lot frontage. The lot dimensions for the proposed three lots comply with the minimum standards of the Zoning Code and meet the criteria of the Subdivision Regulations. Each lot is provided access via a shared access easement connecting to Bennett Drive. The plat is consistent with the R10 zoning and meets all of the applicable requirements of the Subdivision Regulations.



# Metro Planning Commission Meeting of 9/12/2019



**Proposed Site Plan**



## **Metro Planning Commission Meeting of 9/12/2019**

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve**

### **STORMWATER RECOMMENDATION**

#### **Approve**

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approval is contingent on construction and completion of MWS Project #'s 18-SL-222 and 19-WL-04. A bond amount of \$29,000.00 is assigned to 18-SL-22, and an amount of \$46,000.00 is assigned to 19-WL-04.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve**

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

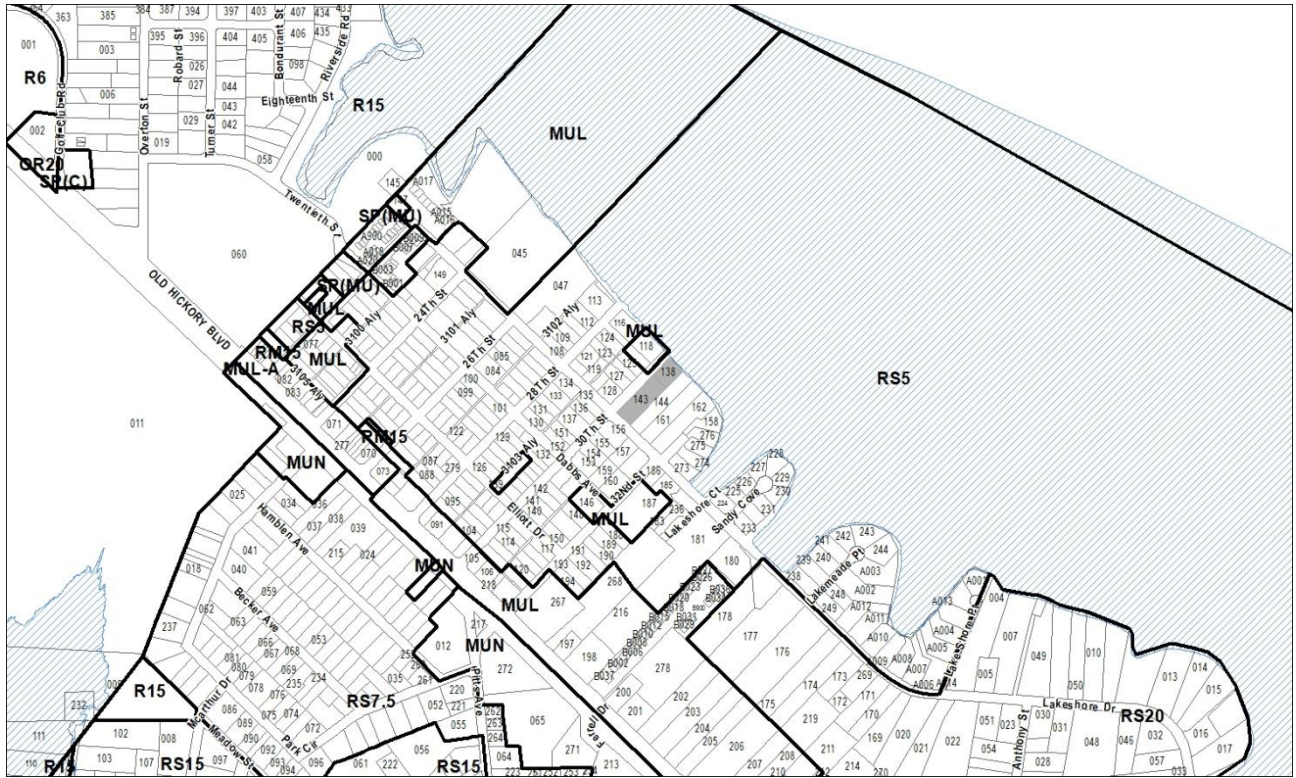
### **CONDITIONS**

1. Comply with all conditions and requirements of Metro reviewing agencies.





# Metro Planning Commission Meeting of 9/12/2019



**2019S-163-001**

RESUBDIVISION OF THE NORTHWESTERLY 100' OF LOTS 1-5 OF BLOCK 19 AND PART OF LOTS 1 AND 2 OF BLOCK 26, DABBS

Map 053-08, Parcel(s) 138, 143

14, Donelson – Hermitage – Old Hickory

11 (Larry Hagar)





<b>Project No.</b>	<b>Final Plat 2019S-163-001</b>
<b>Project Name</b>	<b>Resubdivision of the Northwesterly 100' of Lots 1-5 of Block 19 and Part of Lots 1 and 2 of Block 26, Dabbs</b>
<b>Council District</b>	11 – Hagar
<b>School District</b>	4 – Shepherd
<b>Requested by</b>	Clint T. Elliott Surveying, applicant; Marie and John Pratt, owners.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

**APPLICANT REQUEST**

**Request for final plat approval to create two lots.**

Final Plat

A request for final plat approval to create two lots on properties located at 3001 Lakeshore Drive and 410 30<sup>th</sup> Street, at the eastern corner of 30<sup>th</sup> Street and Lakeshore Drive, zoned Single-Family Residential (RS5), (0.91 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 7 lots based on acreage alone. Application of the Subdivision Regulations would likely result in fewer lots.*

**Community Character Manual Policy**

The site is located within the T3 Suburban Neighborhood Maintenance (T3 NM) Policy and the Conservation (CO) Policy. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For T3 NM, the Compatibility for Infill Subdivision Standards in Chapter 3 are applied.

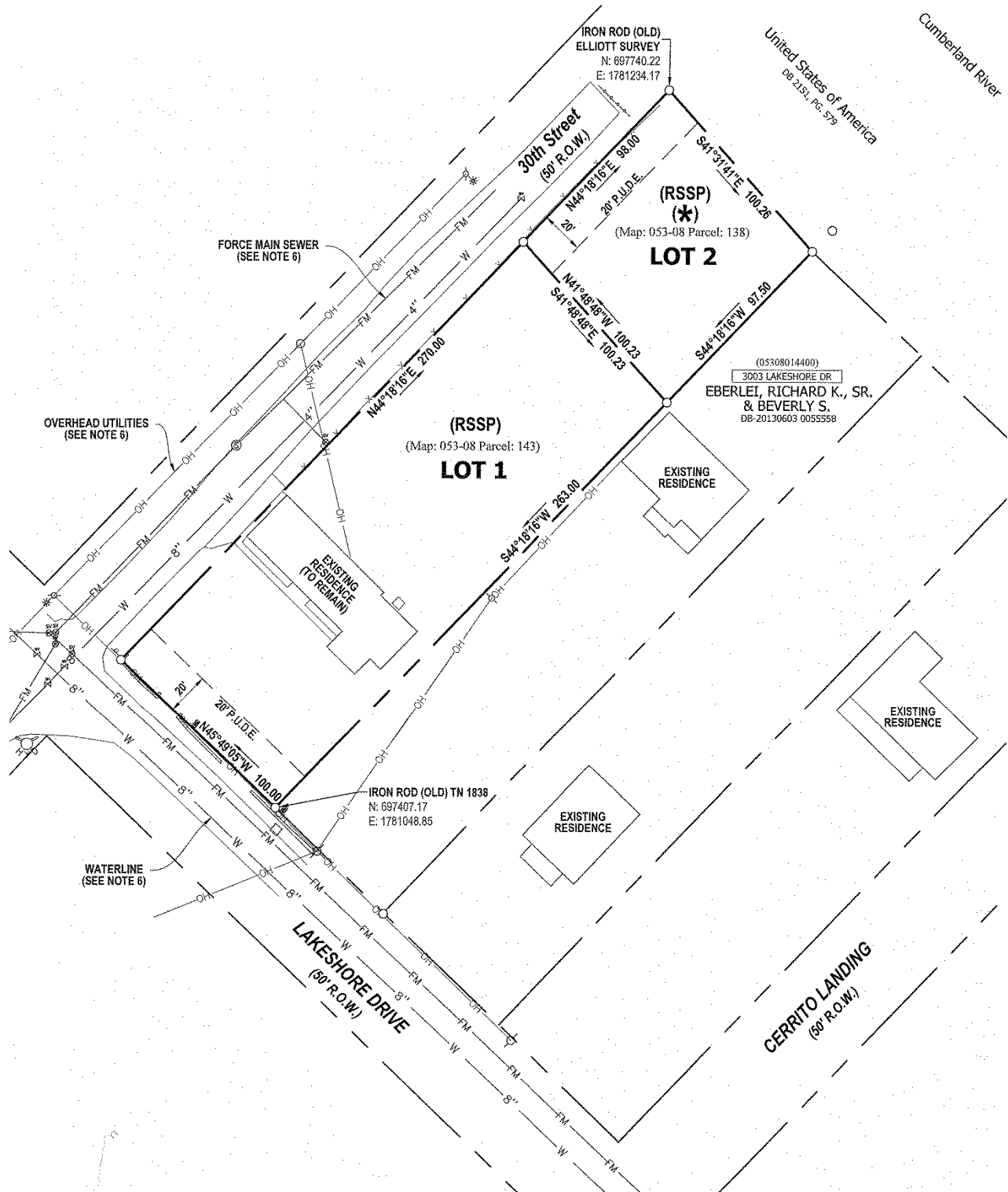
**PLAN DETAILS**

The site is located at the eastern corner of the intersection of Lakeshore Drive and 30<sup>th</sup> Street. There is an existing single family structure fronting Lakeshore Drive located on the site. The east property line borders the Cumberland River. The proposal is to create two lots. The proposed lots have the following area and frontage:

- Lot 1: 26,650 square feet (0.61 acres) and 100 feet of frontage along Lakeshore Drive and 270 feet of frontage along 30<sup>th</sup> Street. There is an existing single family structure to remain.
- Lot 2: 9,775 square feet (0.22 acres) and 98 feet of frontage along 30<sup>th</sup> Street.



# Metro Planning Commission Meeting of 9/12/2019



Final Plat



## Metro Planning Commission Meeting of 9/12/2019

### **ANALYSIS**

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

#### Zoning Code

Each proposed lot meets the minimum standards of the Single-Family Residential (RS5) zoning district.

#### Street Frontage

Each proposed lot has frontage on a public street.

#### Compatibility

Section 3-5.2 of the Subdivision Regulations outlines criteria for determining compatibility for property located in Neighborhood Maintenance policy areas. "Surrounding parcels" is defined as the five parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same block face, whichever is less. Given the orientation of the proposed lots, Lot 1 fronting Lakeshore Drive is compared to the three properties to the south, fronting Lakeshore Drive. Lot 2 is oriented to 30<sup>th</sup> Avenue and does not have other parcels to compare to that are oriented on to the same block face.

For the proposed Lot 1, the minimum lot frontage along Lakeshore Drive is 70 feet. The proposed length of 100 feet meets this requirement. The minimum lot area for Lot 1 is 0.63 acres. The proposed Lot 1 is 0.61 acres and does not meet this requirement. The proposed Lot 1 meets all requirements with the exception of lot area, which it does not meet by 0.02 acres. Staff suggests that the Planning Commission make an exception for this subdivision as the proposed lot size is not inharmonious to the existing pattern along Lakeshore Drive.

For the proposed Lot 2, staff recommends that the Planning Commission use the five most eastern properties on the north side of 30<sup>th</sup> Street, all oriented to 30<sup>th</sup> Street, for the evaluation of the proposed subdivision. In instances where surrounding parcels do not exist, the Planning Commission may grant an exception to the compatibility criteria by considering a larger area to evaluate general compatibility. Lot 2 is compatible with the established pattern of development when compared to the parcels on the north side of 30<sup>th</sup> Street.

Each proposed lot was compared to adjacent parcels to the west and to the east along different block faces, consistent with the compatibility criteria of the Subdivision Regulations. Staff finds that this proposal would provide for harmonious development within the immediate area along both Lakeshore Drive and 30<sup>th</sup> Avenue.

### **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.



## **Metro Planning Commission Meeting of 9/12/2019**

### **STORMWATER RECOMMENDATION**

**Approve**

### **PUBLIC WORKS RECOMMENDATION**

**Approve**

### **TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

### **WATER SERVICES RECOMMENDATION**

**Approve with conditions**

- Prior to issuance of building permits the RSSP agreement & submittal of Public and/or private water and sanitary sewer construction plans must be submitted and approved. The required capacity fees must also be paid.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

### **CONDITIONS**

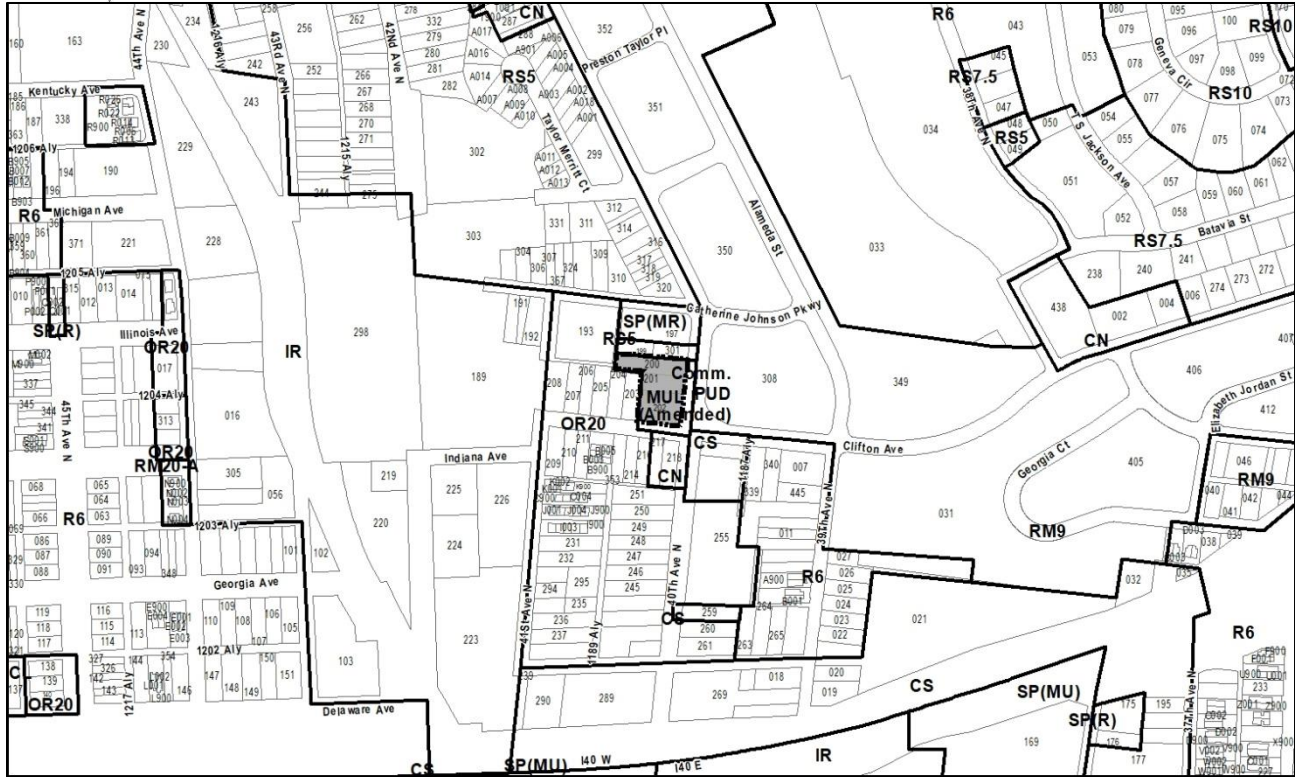
1. Compliance with all Metro reviewing agencies is required prior to the plat being recorded.
2. Add the following note to the plat: Height is limited to two stories in 35 feet.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 9/12/2019



**82-77U-001**  
PUD (CANCELLATION)  
Map 091-12, Parcels 200-202  
08, North Nashville  
21 (Ed Kindall)



<b>Project No.</b>	<b>Planned Unit Development 82-77U-001</b>
<b>Project Name</b>	<b>PUD (Cancellation)</b>
<b>Council District</b>	21 - Kindall
<b>School District</b>	1- Genry
<b>Requested by</b>	Brett Design/Build PLC, applicant; McQuiddy, Marie F. & Bobby L. & Bobbie L., owner.
<b>Staff Reviewer</b>	Dunnivant
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Cancel a portion of a Planned Unit Development.**

Cancel PUD

A request to cancel a Commercial Planned Unit Development Overlay District for properties located at 701, 705 and 707 40th Avenue North, at the northwest corner of 40th Avenue North and Indiana Avenue, zoned MUL (0.78 acres).

**Existing Zoning**

Mixed Use Limited (MUL) is intended for a moderate intensity mixture of residential, retail, restaurant, and office 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 provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

**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.

**ANALYSIS**

The site is a vacant property located on the north side of Nashville between the river and I-40. The surrounding zoning is residential, commercial, and office. The PUD allows for a mixed-use development. The base zoning is Mixed Use Limited (MUL).

This property is located in the T4 Urban Mixed Use Neighborhood (T4-MU) policy area. This policy is intended to enhance and create mixed use neighborhoods with moderate to high density



## **Metro Planning Commission Meeting of 9/12/2019**

residential, commercial, office, and light industrial uses. The MUL base zoning for this site is consistent with the policy, and would support the intent of the policy. The site is located between mostly commercial and office uses so some moderate to high density mixed use, which the MUL zoning allows, would support the intent of the policy. Because the base MUL zoning is consistent with the policy and would achieve the same goal as the existing PUD, staff recommends approval of the removal of the PUD.

### **STAFF RECOMMENDATION**

Staff recommends approval of the PUD cancellation.

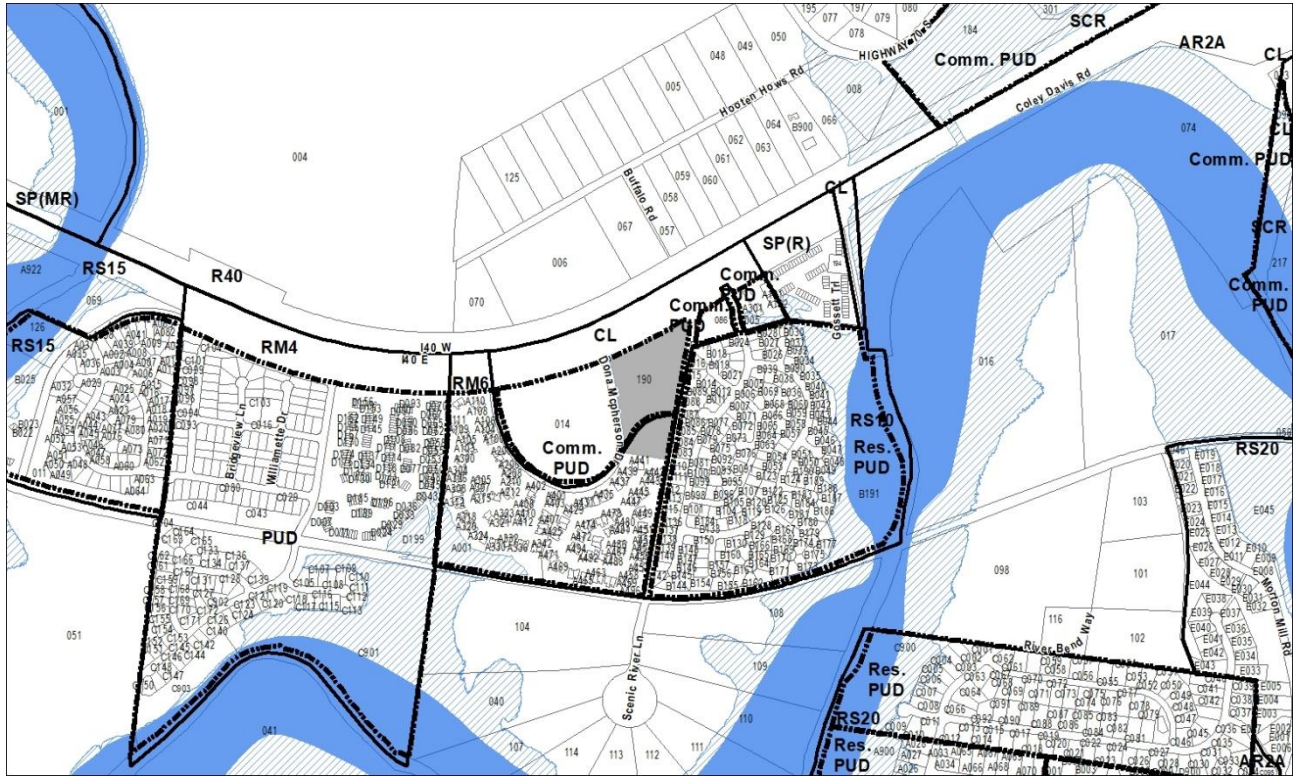




**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 9/12/2019



## 93-86P-001

### LAKESHORE MEADOWS – THE MEADOWS (REVISION)

Map 141, Parcel(s) 190

06, Bellevue

22 (Gloria Hausser)



<b>Project No.</b>	<b>Planned Unit Development 93-86P-001</b>
<b>Project Name</b>	<b>Lakeshore Meadows – The Meadows (Revision)</b>
<b>Council District</b>	22 - Hausser
<b>School District</b>	9 – Frogge
<b>Requested by</b>	Ragan-Smith and Associates, applicant; Lake Shore Estates Inc., owner.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

**APPLICANT REQUEST**

**Revise a portion of the Planned Unit Development to permit 28 multi-family residential units.**

Revise PUD

A request to revise a portion of a Commercial Planned Unit Development Overlay District on property located at Coley Davis Road (unnumbered), at the terminus of scenic River Lane, zoned Commercial Limited (CL) and One and Two-Family Residential (R6) (7.01 acres), to permit 28 multi-family residential units.

**Existing Zoning**

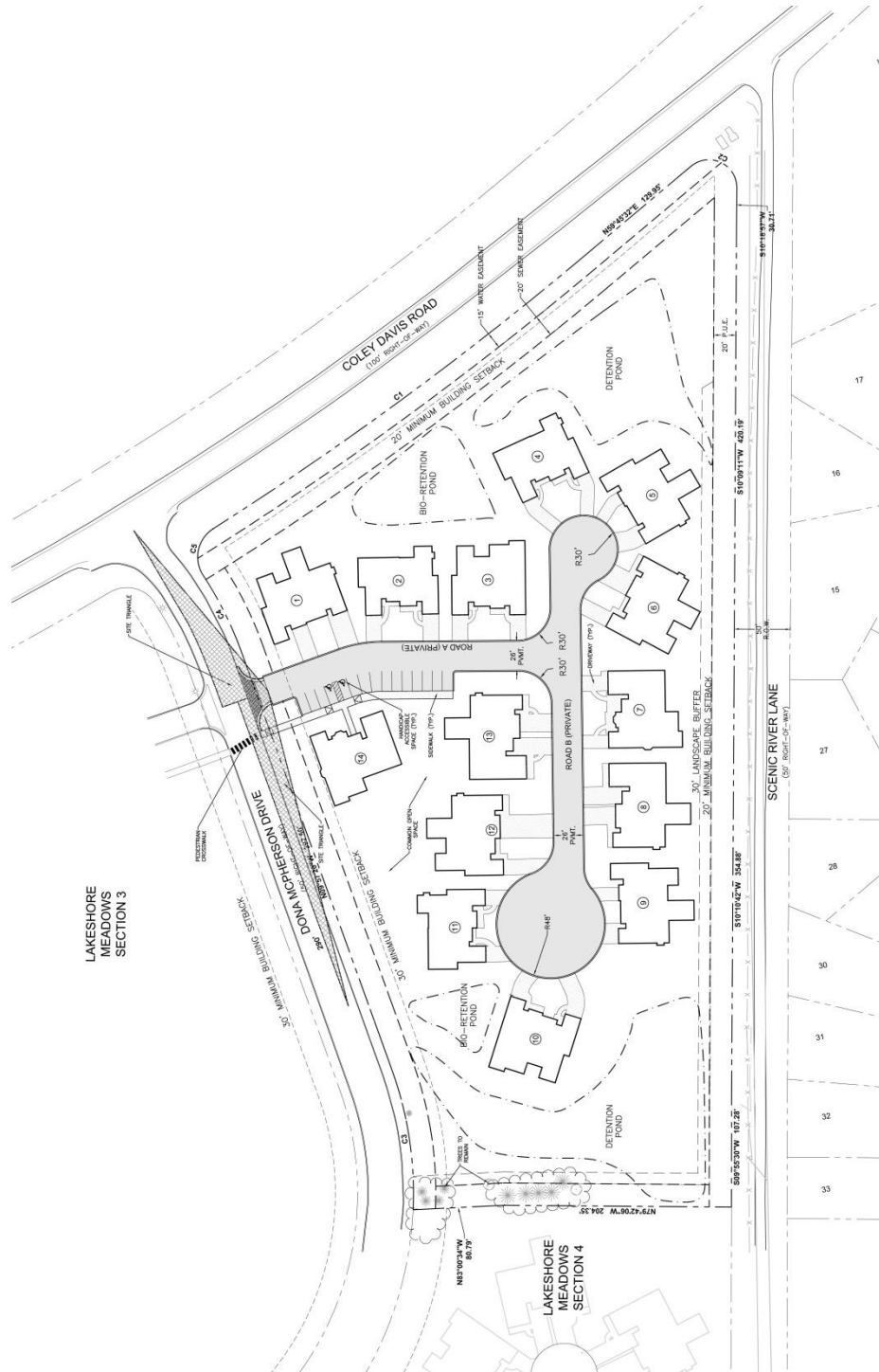
Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of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

**Current Request**

The site is approximately 7 acres in size and is located south of Coley Davis Road and west of Scenic River Lane. The site is a phase of a 43.34 acre PUD that was approved in 1986 to allow for a 105,200 square foot nursing home, a 10,000 square foot commercial building, and 144 multi-family units. The nursing home is a phased project and the first phase has been constructed. The 144 multi-family units have been constructed as well. The PUD underwent a series of amendments concerning the commercial building and was most recently approved as a 94-bed assisted living building via an application in 2008. The current application is a request to revise the PUD to build an additional 28 multi-family units in the same duplex style product as the originally approved multi-family units in lieu of the 94-bed assisted living facility.



# Metro Planning Commission Meeting of 9/12/2019



Proposed Site Plan



## Metro Planning Commission Meeting of 9/12/2019

### Site Plan

The plan calls for a total of 14 duplex style buildings to be constructed on private streets. The proposed private streets tie into Dona McPherson Drive in the same location as the previously approved assisted living facility. The proposed site plan is consistent with the setbacks and general design of the other sections of the PUD containing multi-family residential units. The application provides the necessary landscape buffers along Scenic River Lane and calls out that the existing trees along the southern boundary of this section are to remain.

### **ANALYSIS**

Section 17.40.120.F permits the Planning Commission to approve minor modifications under certain conditions. Staff finds that the request is consistent with and meets all of the criteria of Section 17.40.120.F, and 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.

Staff finds the proposal to meet all the limitations of a minor modification. The plan reduces the intensity of development by replacing the 94-bed assisted living facility with 28 multi-family units. The proposed 28 multi-family units are consistent with the development pattern of the existing multi-family units within the PUD. The proposed buffers and setbacks are consistent with the other phases of the PUD. Staff finds the application to be consistent with the requirements and intent of the existing PUD overlay district.



## **Metro Planning Commission Meeting of 9/12/2019**

### **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**

### **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.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve**

### **WATER SERVICES RECOMMENDATION**

#### **N/A**

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

### **CONDITIONS**

1. This approval does not include any signs. There shall be no pole signs allowed, and all free standing signs shall be monument type not to exceed five feet in height. Changeable LED, video signs or similar signs allowing automatic changeable messages shall be prohibited. All other signs shall meet the base zoning requirements, and must be approved by the Metro Department of Codes Administration.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.

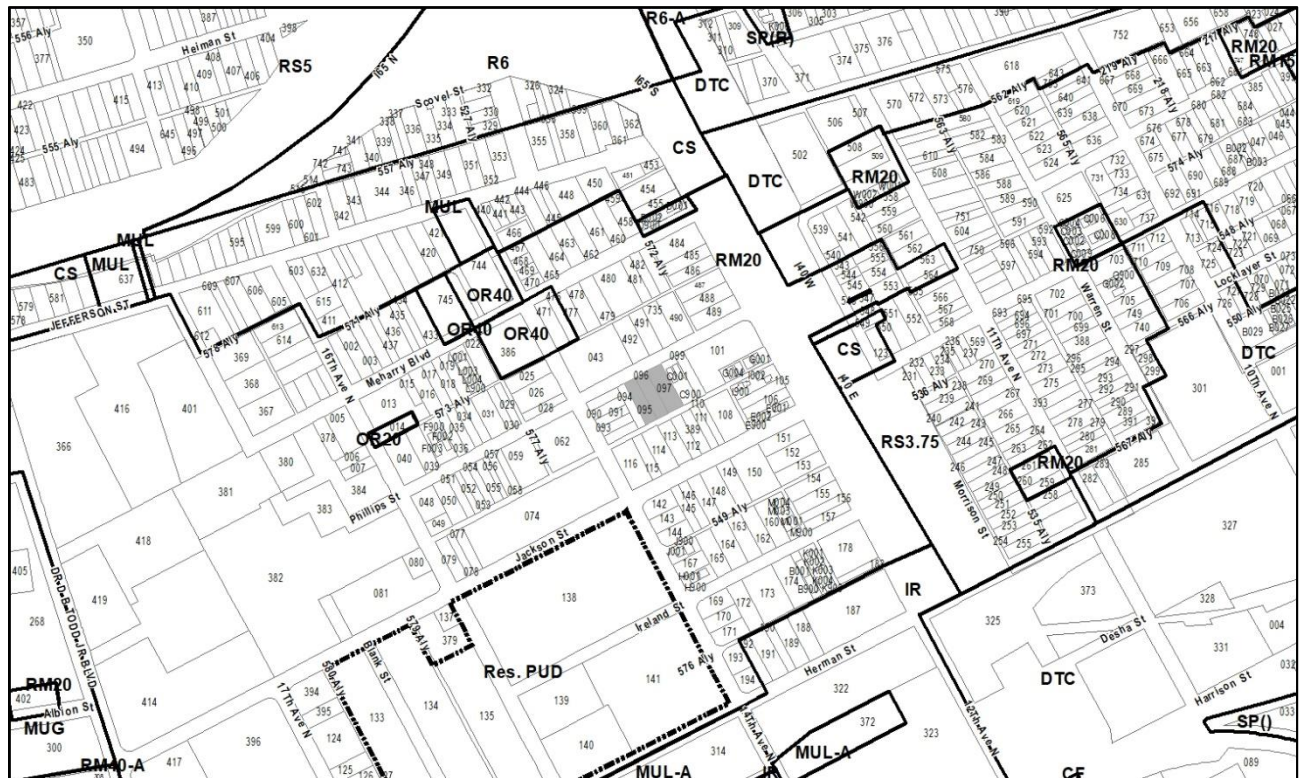


**SEE NEXT PAGE**





# Metro Planning Commission Meeting of 9/12/2019



**2019Z-136PR-001**  
Map 092-04, Parcel 095-097  
08, North Nashville  
19 (Freddie O'Connell)



<b>Project No.</b>	<b>Zone Change 2019Z-136PR-001</b>
<b>Council District</b>	19 – O’Connell
<b>School District</b>	5 - Buggs
<b>Requested by</b>	Melvin Gill Architects, applicant; Clark Memorial United Methodist Church, owner.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Disapprove.</i>

**APPLICANT REQUEST**

**Zone change RM20 to RM40.**

Zone Change

A request to rezone from Multi-Family Residential (RM20) to Multi-Family Residential (RM40) zoning for properties located at 1217, 1219 and 1221 Phillips Street, approximately 140 feet east of 14<sup>th</sup> Avenue North (0.46 acres).

**Existing Zoning**

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *RM20 would permit a maximum of 9 units.*

**Proposed Zoning**

Multi-Family Residential (RM40) is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre. *RM40 would permit a maximum of 18 units.*

**NORTH NASHVILLE COMMUNITY PLAN**

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

**ANALYSIS**

The site is located on the south side of Phillips Street, west of 12<sup>th</sup> Avenue N. Surrounding land uses are a mix of single, two-family, and multi-family residential. The surrounding area is primarily zoned RM20 and the subject properties are internal to their block and are accessed via local streets.

The T4 NE policy indicates that successful infill redevelopment takes into account the existing developed character and the proximity to centers and corridors. The subject parcels are located several blocks from the nearest corridor and the property is not identified as a Center in the North Nashville Community plan. Due to the location of the properties within the policy area and the



## Metro Planning Commission Meeting of 9/12/2019

context of the surrounding area, staff finds the existing zoning to be appropriate. Doubling the permitted density on the properties is inconsistent with the policy at this location.

### FIRE MARSHAL RECOMMENDATION

#### Approve with conditions

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

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **RM20**

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)	.46	20	9 U	66	5	6

Maximum Uses in Proposed Zoning District: **RM40**

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)	.46	40	18 U	132	9	11

Traffic changes between maximum: **RM20 and RM40**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+9 U	+66	+4	+5

### METRO SCHOOL BOARD REPORT

**Projected student generation existing RM20 district: 1 Elementary 1 Middle 1 High**

**Projected student generation proposed RM40 district: 2 Elementary 1 Middle 1 High**

The proposed RM40 zoning will generate 1 more students than the existing RM20 zoning district. Students would attend Park Avenue Elementary School, McKissack Middle School, and Pearl-Cohn High School.

### STAFF RECOMMENDATION

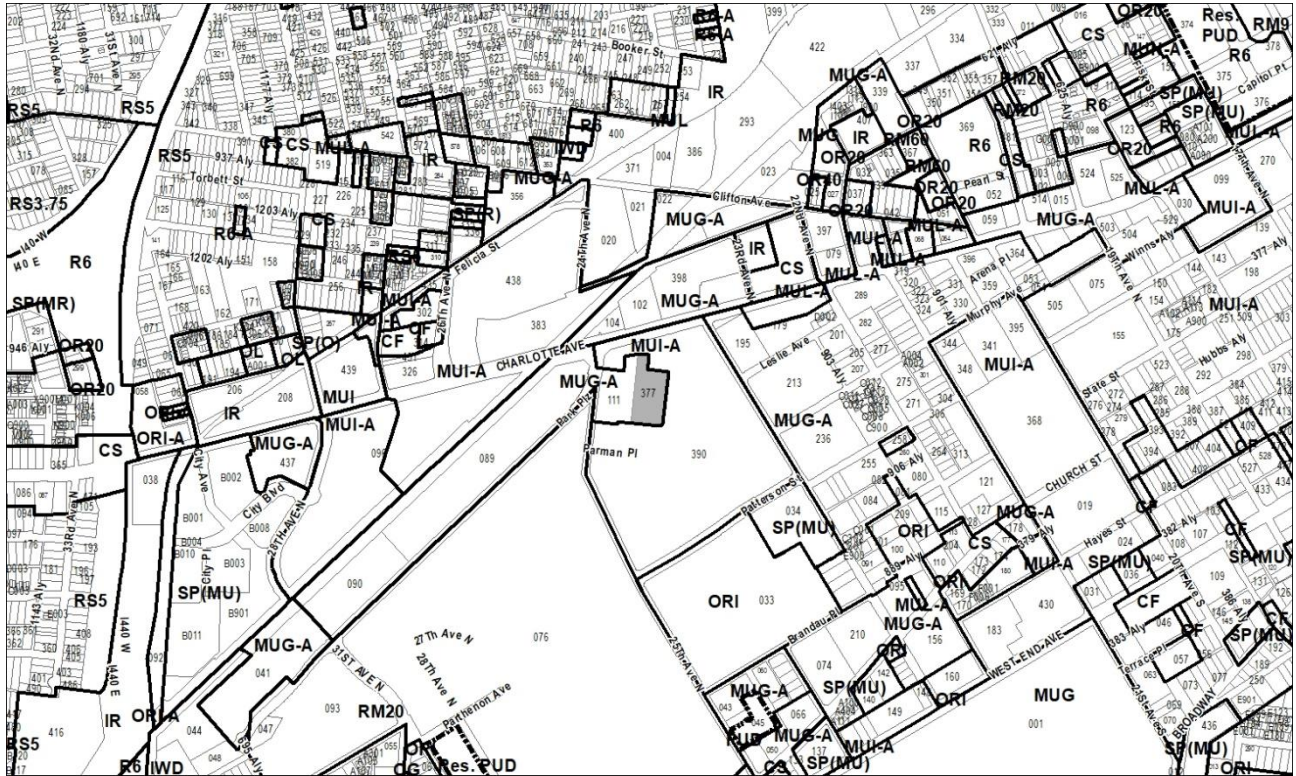
Staff recommends disapproval based on the location of the properties within the T4 NE land use policy and the context of the surrounding area.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 9/12/2019



**2019Z-138PR-001**

Map 092-11, Parcel(s) 377

10, Green Hills - Midtown

21 (Ed Kindall)



<b>Project No.</b>	<b>Zone Change 2019Z-138PR-001</b>
<b>Council District</b>	21- Kindall
<b>School District</b>	5- Buggs
<b>Requested by</b>	Catalyst Design Group, applicant; HCA Health Services of TN Inc., owner.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Zone change from MUG-A to MUI-A.**

Zone Change

A request to rezone from Mixed Use General – Alternative (MUG-A) to Mixed Use Intensive – Alternative (MUI-A) zoning for property located at 345 24th Avenue North, approximately 400 feet west of 23rd Avenue North (1.85 acres).

**Existing Zoning**

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

**Proposed Zoning**

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

**NORTH NASHVILLE COMMUNITY PLAN**

T5 Center Mixed Use Neighborhood (T5 MU) is intended to maintain, enhance, and create high-intensity urban mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include some of Nashville’s major employment centers such as Midtown that represent several sectors of the economy including health care, finance, retail, the music industry, and lodging. T5 MU areas also include locations that are planned to evolve to a similar form and function.

**ANALYSIS**

The proposed MUI-A zoning district is consistent with the T5 MU land use policy at this location. The property is located on the south side of Charlotte Avenue. MUI-A zoning abuts the eastern and southern property boundaries and MUG-A abuts the western property boundary. The property is surrounded by a variety of moderate to high intensity residential and office uses. Charlotte Avenue is a high capacity mixed-use corridor and the Major and Collector Street Plan (MCSP) classifies Charlotte as a major arterial. The policy is intended to support a variety of moderate to intense uses that will provide opportunities for additional housing, office and other commercial uses along the corridor. The proposed MUI-A zoning district meets the goals of the policy as it permits a variety



## Metro Planning Commission Meeting of 9/12/2019

of uses at an intensity that is appropriate under the policy. The design requirements for MUI-A also foster an urban design consistent with the policy.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

- Traffic study may be required at time of development

#### Maximum Uses in Existing Zoning District: MUG-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	.93	3.0 F	121 U	874	58	70

#### Maximum Uses in Existing Zoning District: MUG-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	.46	3.0 F	60,112 SF	3816	192	412

#### Maximum Uses in Existing Zoning District: MUG-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (931)	.46	3.0 F	60,112 SF	5040	44	469

#### Maximum Uses in Proposed Zoning District: MUI-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)	.93	5.0 F	202 U	1487	94	111

#### Maximum Uses in Proposed Zoning District: MUI-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	.46	5.0 F	100,188 SF	6359	319	686

#### Maximum Uses in Proposed Zoning District: MUI-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (931)	.46	5.0 F	100,188 SF	8400	74	782





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Traffic changes between maximum: MUG-A and MUI-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+6516	+193	+628

### METRO SCHOOL BOARD REPORT

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

**Projected student generation proposed MUI-A district: 1 Elementary 0 Middle 0 High**

The proposed MUI-A zoning district would generate one more students than what is typically generated under the existing MUG-A zoning district. Students would attend Eakin Elementary, West End Middle School, and Hillsboro High School.

### STAFF RECOMMENDATION

Staff recommends approval. The proposed MUI-A zoning district is consistent with the T5 MU land use policy at this location.



# Metro Planning Commission Meeting of 9/12/2019



**2019Z-139PR-001**

Map 070-08, Parcel(s) 155-159

03, Bordeaux – Whites Creek – Haynes Trinity

02 (DeCosta Hastings)



<b>Project No.</b>	<b>Zone Change 2019Z-139PR-001</b>
<b>Council District</b>	02- Hastings
<b>School District</b>	1- Gentry
<b>Requested by</b>	XE Development Company LLC, applicant; Richard Omohundro and R.L. Gant, owners.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	Approve.

**APPLICANT REQUEST**

**Zone change from R6 to MUL-A.**

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Mixed Use Limited (MUL-A) zoning for properties located at 628 West Trinity Lane and West Trinity Lane (unnumbered), approximately 340 feet east of Free Silver Road (0.42 acres).

**Existing Zoning**

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

**Proposed Zoning**

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

**BORDEAUX – WHITES CREEK – HANYES TRINITY COMMUNITY PLAN**

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

**ANALYSIS**

The proposed MUL-A zoning district is consistent with the T4 MU land use policy at this location. The properties are located along the south side of West Trinity Lane. The existing roadway is a high capacity transit corridor, and the Major and Collector Street Plan classifies West Trinity Lane as an arterial. The existing zoning district only permits low density residential where the policy calls for a mixture of uses at a medium intensity. MUL-A permits development consistent with the policy, and the standards for MUL-A fosters an urban design consistent with the policy.

**FIRE MARSHAL RECOMMENDATION**

**Approve with conditions**

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



## Metro Planning Commission Meeting of 9/12/2019

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- Traffic study may be required at time of development

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	.42	7.26 D	6 U	38	3	4

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	.21	1.0 F	9 U	66	5	6

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	.11	1.0 F	4,791 SF	305	16	33

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (931)	.10	1.0 F	4,356 SF	366	4	34

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+699	+22	+69

### METRO SCHOOL BOARD REPORT

**Projected student generation existing R6 district: 1 Elementary 1 Middle 1 High**

**Projected student generation proposed MUL-A district: 2 Elementary 2 Middle 1 High**

The proposed MUL-A zoning district would generate two more students than what is typically generated under the existing R6 zoning district. Students would attend Lillard Elementary, West Joelton School, and Whites Creek High School.

### STAFF RECOMMENDATION

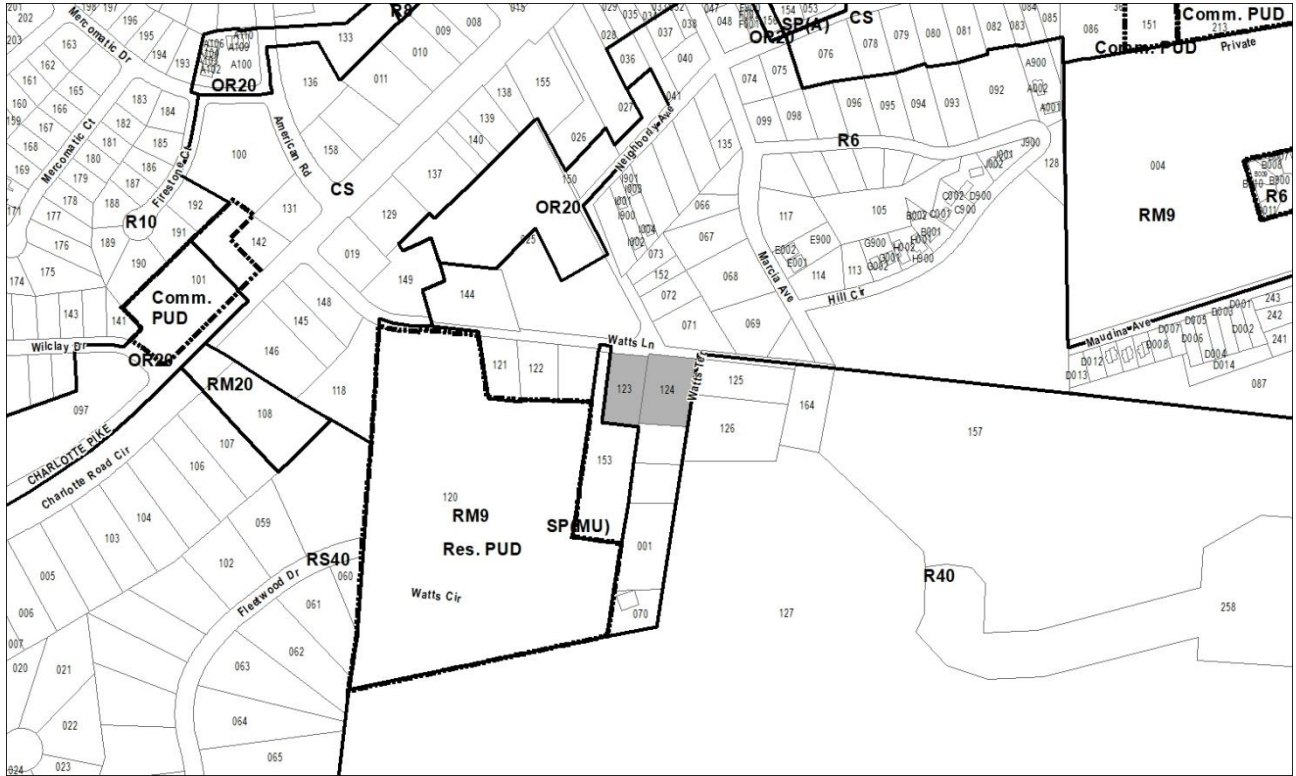
Staff recommends approval. The proposed MUL-A zoning district is consistent with the T4 MU land use policy at this location.



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# Metro Planning Commission Meeting of 9/12/2019



**2019Z-140PR-001**

Map 103-01, Parcel(s) 123, 124

07, West Nashville

20 (Mary Carolyn Roberts)



<b>Project No.</b>	<b>Zone Change 2019Z-140PR-001</b>
<b>Council District</b>	20- Roberts
<b>School District</b>	9- Frogge
<b>Requested by</b>	Land Development Solutions, applicant; Sandra B. & Gary Whitcombe, owners.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Zone change from R6 to RM15-A.**

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Multi-Family Residential – Alternative (RM15-A) zoning for property located at 807 and 811 Watts Lane, approximately 175 feet west of Watts Terrace (1.42 acres).

**Existing Zoning**

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of ten lots with three duplex lots for a total of 13 residential units.*

**Proposed Zoning**

Multi-Family Residential – Alternative (RM15-A) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM15-A would permit a maximum of 21 residential units.*

**WEST NASHVILLE 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 proposed RM15-A is consistent with the T3 NE policy at this location. The policy recognizes that the area will change over time. The properties are located within close proximity of Charlotte





## Metro Planning Commission Meeting of 9/12/2019

Pike which is classified as a major arterial. Due to the properties proximity to Charlotte Pike additional density is appropriate. Additional density supports businesses along the Charlotte Pike corridor, and provides services within walking distance of new residence which will be generated under the proposed RM15-A zoning district. The properties are also located adjacent to other multi-family zoning districts and existing apartment buildings.

### FIRE MARSHAL RECOMMENDATION

#### Approve with conditions

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

### TRAFFIC AND PARKING RECOMMENDATION

#### Approve with conditions

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	1.42	7.26 D	13 U	189	15	20

\*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	1.42	15 D	21 U	154	10	12

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+8	-35	-5	-8

### METRO SCHOOL BOARD REPORT

**Projected student generation existing R6 district: 1 Elementary 1 Middle 1 High**

**Projected student generation proposed RM15-A district: 3 Elementary 2 Middle 1 High**

The proposed RM15-A zoning district would generate three more students than what is typically generated under the existing R6 zoning district. Students would attend Charlotte Park Elementary, H.G. Hills Middle School, and Hillwood High School.

### STAFF RECOMMENDATION

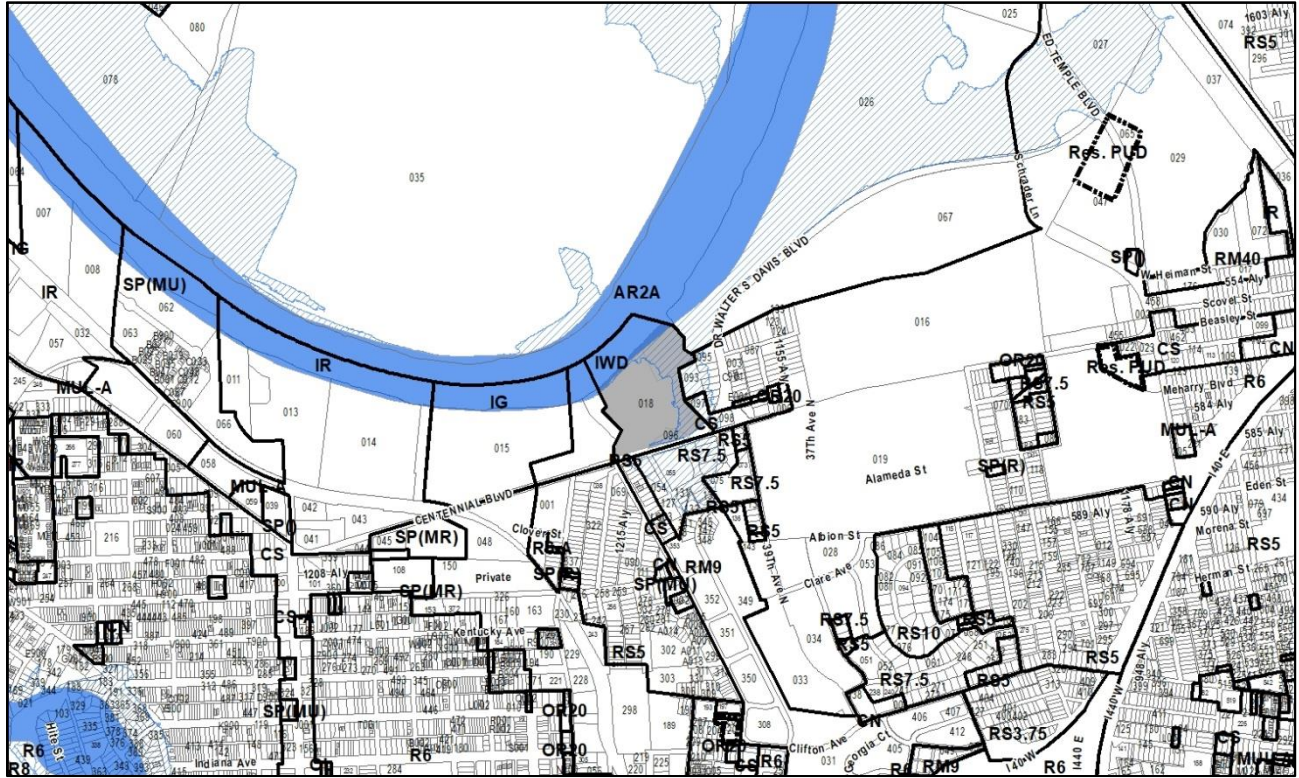
Staff recommends approval. The proposed RM15-A zoning district is consistent with the T4 NE land use policy at this location.



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# Metro Planning Commission Meeting of 9/12/2019



**2019Z-142PR-001**

Map 091, Parcel(s) 018-019

Map 091-04, Parcel(s) 096

07, West Nashville

21 (Ed Kindall)



<b>Project No.</b>	<b>Zone Change 2019Z-142PR-001</b>
<b>Council District</b>	21 - Kindall
<b>School District</b>	1 - Gentry
<b>Requested by</b>	Tack Nashville, LLC, applicant and owner.
<b>Staff Reviewer</b>	Rickoff
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Zone change from IWD to CS.**

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Commercial Service (CS) zoning for properties located at 4000 Dr. Walter S Davis Blvd and Dr. Walter S Davis Blvd (unnumbered), approximately 445 feet east of 44th Ave N (19.31 acres).

**Existing Zoning**

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

**Proposed Zoning**

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

**WEST 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 the presence of floodplain, slopes, a stream, and associated buffers attributed with the Cumberland River.



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### ANALYSIS

The site comprises three parcels on 19.31 total acres, located on the north side of Dr. Walter S. Davis Boulevard, east of 40<sup>th</sup> Avenue North and directly south of the Cumberland River. The site is vacant and includes nearly 1,000 feet of frontage along Dr. Walter S. Davis Boulevard, identified as an arterial-boulevard by the Major and Collector Street Plan (MCSP). The southwestern corner of the site is located opposite of 40<sup>th</sup> Avenue North, identified as a collector-avenue by the MCSP. Dr. Water S. Davis Boulevard turns into Centennial Boulevard west of 44<sup>th</sup> Avenue North.

Surrounding properties to the east include primarily vacant, residential, and institutional uses that include Tennessee State University, which spans several hundred acres on both sides of Dr. Walter S. Davis Boulevard. The northeastern boundary (back) of the site is adjacent to properties owned by TSU. Properties adjacent to the southeastern corner (front) of the site are located in the CS zoning district, which extends across the street towards the TSU campus. Properties to the west include primarily industrial land uses, with several recently developed and/or approved multi-family and mixed use developments located along Centennial Boulevard. Many of the industrial uses to the west are serviced by an active rail line for movement of freight traffic. The rail line does not access this site.

While the existing IWD and proposed CS zoning districts are supported by the D IN policy, the proposed rezoning is appropriate at this location. The CS zoning district is consistent the D IN policy, which is intended to contain compatible industrial and non-industrial uses that contribute to the vitality of an industrial area. The site is located near the eastern edge of the D IN policy, uniquely positioned near lower-intensity policy areas that include T3 Suburban Neighborhood Maintenance, T4 Urban Neighborhood Evolving, T4 Urban Mixed Use Neighborhood, and District Major Institutional, where transitions to the surrounding community may be appropriate. The site’s location and size, street frontage on an arterial-boulevard, and proximity to multiple MTA bus stops make the site an appropriate location for uses permitted by the CS zoning district.

### 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)	19.31	0.8 F	672,914 SF	1109	107	109



## Metro Planning Commission Meeting of 9/12/2019

Maximum Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	19.31	0.6 F	504,686 SF	32033	1605	3453

Traffic changes between maximum: IWD and CS

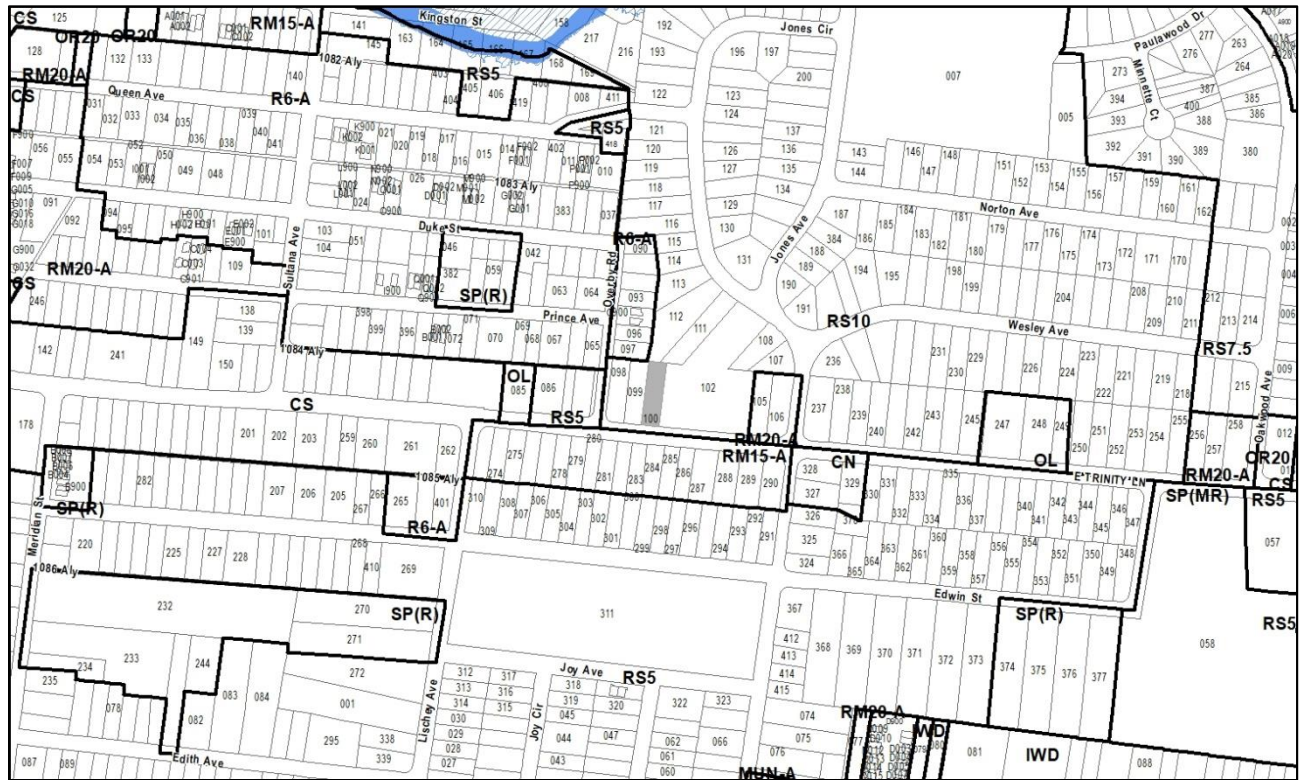
Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+30924	+1498	+3344

### STAFF RECOMMENDATION

Staff recommends approval as the request is consistent with the District Industrial policy at this location.



# Metro Planning Commission Meeting of 9/12/2019



**2019Z-143PR-001**  
Map 071-08-16, Parcel 100  
05, East Nashville  
05 (Parker)





<b>Project No.</b>	<b>Zone Change 2019Z-143PR-001</b>
<b>Council District</b>	05 - Parker
<b>School District</b>	3 - Speering
<b>Requested by</b>	Capital Investment, LLC, applicant and owner.
<b>Staff Reviewer</b>	Dunnivant
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Zone change from RS10 to RM15-A.**

Zone Change

A request to rezone from Single-Family Residential (RS10) to Multi-Family Residential (RM15-A) zoning for property located at 419 E Trinity Lane, approximately 135 feet east of Overby Road (0.29 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 (RM15) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre. *RM15 would permit a maximum of 4 units.*

**EAST NASHVILLE COMMUNITY PLAN**

T4 Urban Residential Corridor (T4 RC) is intended to maintain, enhance and create urban residential corridors. T4 RC areas are located along prominent arterial-boulevard or collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T4 RC areas provide high access management and are served by moderately connected street networks, sidewalks, and existing or planned mass transit.

**ANALYSIS**

The proposal is for property located on E. Trinity Lane in East Nashville. The surrounding land use is primarily residential, with RM15-A zoning across E. Trinity Lane. East Trinity lane is an arterial-boulevard with bike lanes planned.

The goal of this policy area is to create an urban residential corridor that is compatible with the general character of urban neighborhoods. T4-RC area should accommodate residential land uses that are served by multiple modes of transportation. Because this property is across the street from RM15-A zoning, is along an arterial-boulevard with planned infrastructure improvements, the proposed RM15-A zoning is consistent with the goals of the policy.



## Metro Planning Commission Meeting of 9/12/2019

### 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)	.29	4.35 D	1 U	10	1	1

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	.29	15 D	4 U	30	2	3

Traffic changes between maximum: **R6 and RM20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+3 U	+20	+1	+2

### METRO SCHOOL BOARD REPORT

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

Projected student generation existing RM15-A district: 2 Elementary 2 Middle 1 High

The proposed RM15-A zoning will generate 5 more students than the existing RS10 zoning district. Students would attend Tom Joy Elementary School, Jere Baxter Middle School, and Maplewood High School.

### STAFF RECOMMENDATION

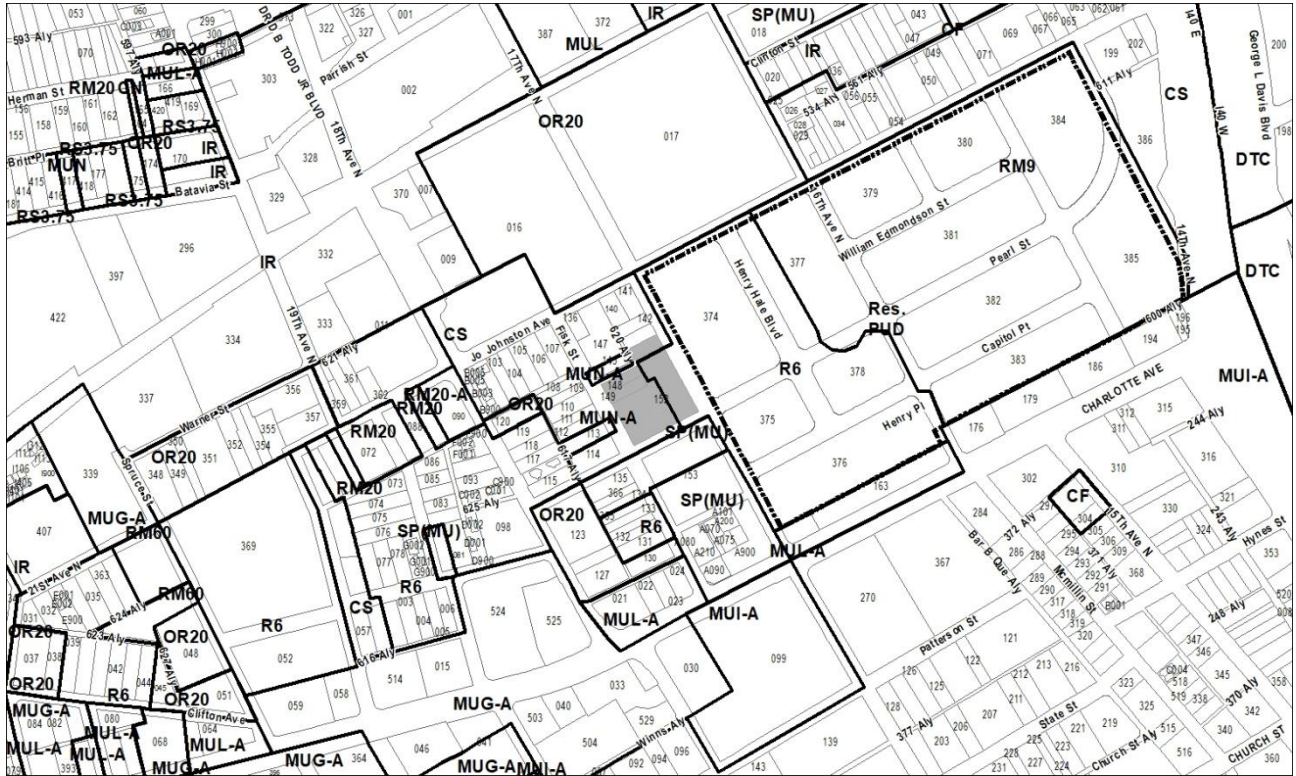
Staff recommends approval.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 9/12/2019



## 2019Z-145PR-001

Map 092-08, Parcel(s) 148-149, 152

08, North Nashville

19 (Freddie O'Connell)



<b>Project No.</b>	<b>Zone Change 2019Z-145PR-001</b>
<b>Council District</b>	19 – O’Connell
<b>School District</b>	5 - Buggs
<b>Requested by</b>	Barge Design Solutions, applicant; Pearl Street Family Partners GP, owners.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Zone change from CS and R6 to MUL-A.**

Zone Change

A request to rezone from Commercial Service (CS) and One and Two-Family Residential (R6) to Mixed Use Limited - Alternative (MUL-A) zoning for properties located at 506 and 508 Fisk Street and 1708 Pearl Street, at the northwest corner of 17<sup>th</sup> Avenue North and Pearl Street (1.31 acres).

**Existing Zoning**

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

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *The portion of the property, approximately 0.44 acres, zoned R6 would permit a maximum of three lots for a maximum of six units.*

**Proposed Zoning**

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

**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

The site is within a supplemental policy area in the North Nashville Plan, 08-T4-MU-01. The supplemental policy for properties within the Fisk/Meharry/Watkins Park area includes specific guidance on preferred uses, building form, and zoning. Preferred uses identified within the policy include residential and mixed use. The supplemental policy places emphasis on adaptive reuse of historic resources.



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### ANALYSIS

The site is located at the northeast corner of Fisk and Pearl Streets. The site also has frontage along 17<sup>th</sup> Avenue North and alley 618 provides access to the southwest portion of the site. The site has been developed with two detached single-family structures and a former school. Surrounding properties are zoned MUN-A, R6, and SP. There is a mix of residential uses, commercial uses, and mixed use sites, in the surrounding area.

The proposed MUL-A zoning district is consistent with the T4 MU policy and the supplemental policy, at this location. The proposed MUL-A zoning would permit this site to develop with a wide range of uses suitable to the site.

The supplemental policy supports mixed use. Given the surrounding mix of uses and corner location with a significant amount of street frontage, this site is an appropriate location for additional intensity. The form resulting from MUL-A zoning will be similar to the existing new construction south of the site along Pearl Street.

### 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.

### HISTORIC ZONING RECOMMENDATION

#### Approve with conditions

- As site plans are being developed, Historical Commission staff encourages the applicant/owner to retain the early 20th century stone retaining wall which currently surrounds the subject property.

Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	.57	0.6 F	14,897 SF	946	48	102

Maximum Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-family Residential (210)*	.74	5.44 D	4 U	38	3	4

\*Based on two-family zoning



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	.65	1.0 F	28 U	205	13	16

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (931)	.33	1.0 F	14,374 SF	1206	11	113

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	.32	1.0 F	13,939 SF	885	45	96

Traffic changes between maximum: **CS/R6 and MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1312	+18	+119

### METRO SCHOOL BOARD REPORT

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

**Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High**

**Projected student generation proposed MUL-A district: 3 Elementary 2 Middle 2 High**

The proposed MUL-A zoning is expected to generate seven additional students beyond the existing CS and R6 zoning. Students would attend Park Elementary School, McKissack Middle School, and Pearl-Cohn High School.

### STAFF RECOMMENDATION

Staff recommends approval.