

Metropolitan Planning Commission



Staff Reports

September 26, 2019



Metro Planning Commission Meeting of 9/26/2019

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



SEE NEXT PAGE



Metro Planning Commission Meeting of 9/26/2019



2019CP-003-003

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

Map 069-12, Parcel(s) 028, 043, 044

Map 069-12, Part of Parcel(s) 024

03, Bordeaux-Whites Creek-Haynes Trinity

Council District 02



Project No. Major Plan Amendment 2019CP-003-003
Project Name Bordeaux-Whites Creek-Haynes Trinity Community Plan Amendment
Associated Case 2019SP-066-001
Council District 02
School District 1 – Gentry
Requested by Kimley-Horn, applicant; Jerry N. and Belinda C. Vanatta, Trust, owner.

Deferrals This item was deferred at the September 12, 2019, Planning Commission meeting. No public hearing was held.

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

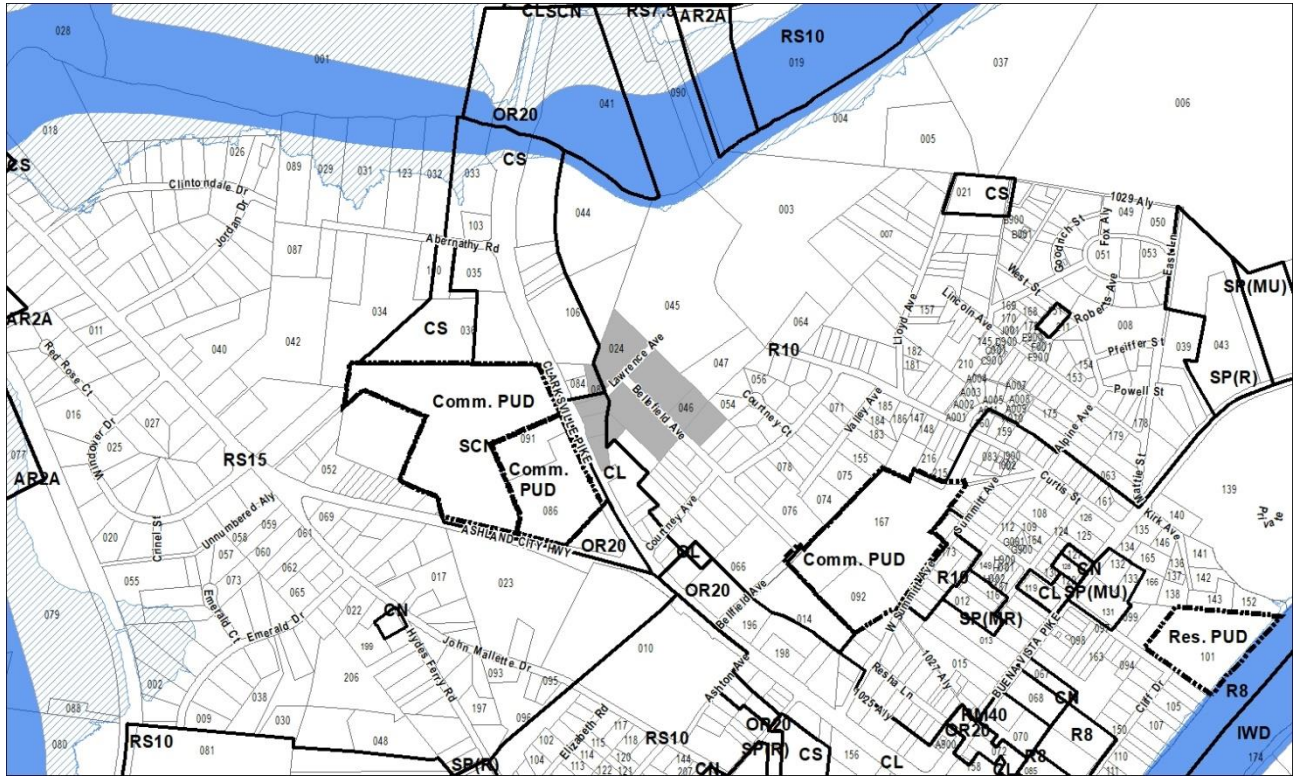
APPLICANT REQUEST
Amend Bordeaux-Whites Creek-Haynes Trinity Community Plan to change the policy.

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) (4.01 acres).

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



Metro Planning Commission Meeting of 9/26/2019



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

Council District 02



Project No. Specific Plan 2019SP-066-001
Project Name Clarksville Pike Mixed Use Site SP
Associated Case 2019CP-003-003
Council District 02
School District 1 - Gentry
Requested by Kimley-Horn, applicant; Jerry Vanatta, Bellinda Vanatta and Elizabeth Gatlin, owners.

Deferrals This item was deferred at the September 12, 2019 Planning Commission meeting. No public hearing was held.

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

APPLICANT REQUEST

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

Preliminary SP

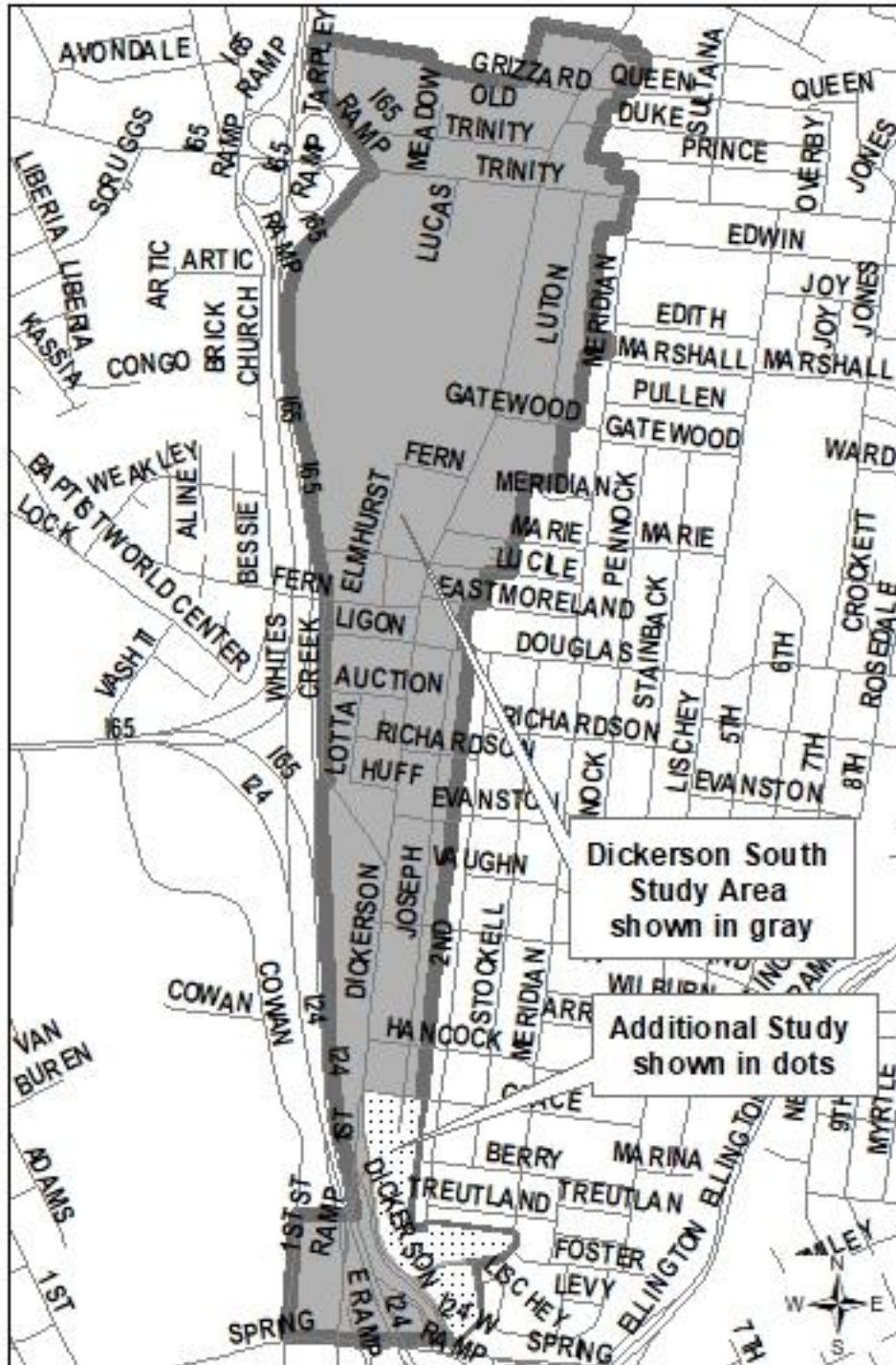
A request to rezone from One and Two-Family Residential (R10), Commercial Service (CS), and Commercial Limited (CL) to Specific Plan (SP) zoning for properties located at 3720, 3724, 3726, 3730, and 3800 Clarksville Pike and Bellefield Avenue (unnumbered), at the intersection of Lawrence Avenue and Belleford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

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 9/26/2019



2019CP-005-002
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
Various Properties
05, East Nashville
05 (Sean Parker)



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

Deferrals This portion of the Dickerson South Study was deferred at the June 13, 2019 and July 18, 2019, Planning Commission meetings. A public hearing was held.

Staff Reviewer Briggs
Staff Recommendation *Defer to the October 24, 2019, Planning Commission meeting.*

APPLICANT REQUEST
Amend East Nashville Community Plan.

Major Plan Amendment

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

EAST NASHVILLE COMMUNITY PLAN

Background

The Dickerson South Corridor Study (Study) area is defined by Interstates 24/65 to the west, Pages Branch to the north of Trinity Lane, various property lines along the east that transition into residential neighborhoods, and Spring Street to the south. At its meeting on June 13, 2019, the Planning Commission adopted the Study with the exception that the portion of the area east of Dickerson Pike from Grace Street south to Spring Street be removed and deferred to July 18, 2019, to allow for additional study. This area is shown in dots on the adjacent map. The Planning Commission deferred this area again to the September 26, 2019, Planning Commission meeting for staff to develop a three-dimensional model and obtain community input.

ANALYSIS

Planning staff formulated a work plan to further analyze the area. Staff developed a three-dimensional model for public input at the McFerrin Park Neighborhood Meeting on September 5, 2019. Based upon this feedback, additional time is needed to finalize a policy recommendation.

COMMUNITY PARTICIPATION

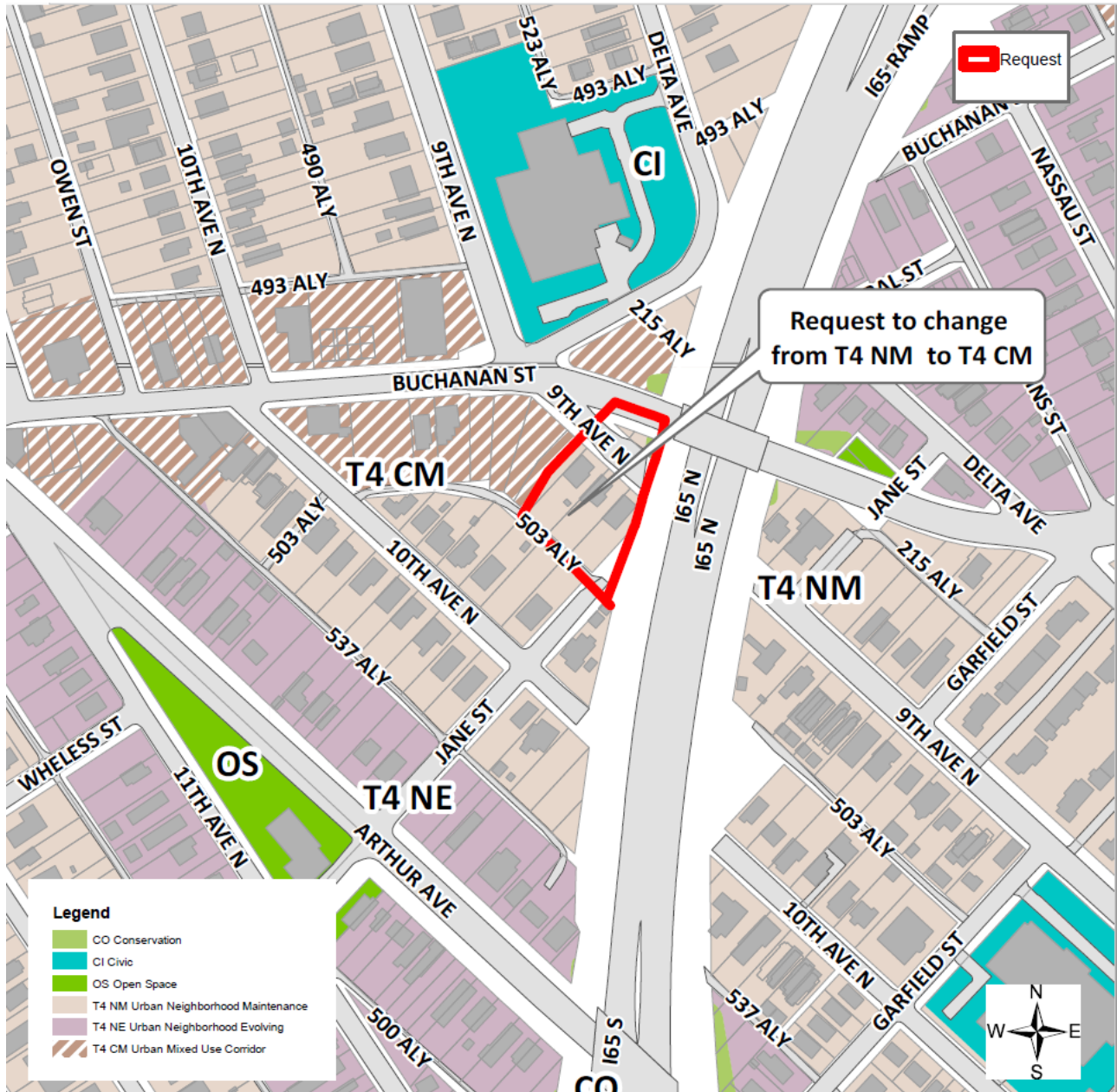
Planning staff undertook an extensive public outreach and participation program with the Study. Staff needs additional time to formulate a recommendation for the area for final review by the neighborhood.

STAFF RECOMMENDATION

Staff recommends deferral of this portion of the plan amendment area to the October 24, 2019, Planning Commission meeting to allow for further community participation.



Metro Planning Commission Meeting of 9/26/2019



2019CP-008-003

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

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

08, North Nashville

Council District 21



Project No.	Minor Plan Amendment 2019CP-008-003
Project Name	North Nashville Community Plan Amendment
Associated Case	2019Z-135PR-001
Council District	21
School District	1 – Gentry
Requested by	Fulmer Engineering, applicant; Jimmy Antawan Dennis and Santez Boykin owners.

Deferrals This item was deferred at the September 12, 2019, Planning Commission meeting. No public hearing has been held.

Staff Reviewer	Grider
Staff Recommendation	<i>Approve.</i>

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 9th Avenue North and 9th Avenue North (unnumbered), zoned Commercial Service (CS) and Single-family Residential (RS5), approximately 0.65 acres.

NORTH NASHVILLE COMMUNITY PLAN

Current Policy

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.

Proposed Policy

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

BACKGROUND

The community plan amendment was requested in conjunction with zone change application 2019Z-135PR-001, a request to change the zoning from Commercial Service (CS) and Single-



Metro Planning Commission Meeting of 9/26/2019

Family Residential (RS5) to Mixed Use Limited-Alternative (MUL-A) zoning for property located at the corner of Buchanan Street and 9th Avenue North. As part of the application process, the Executive Director determined the plan amendment is minor with a required community meeting.

The plan amendment area is directly east of I-65 and just south of Buchanan Street in North Nashville. T4 Urban Neighborhood Maintenance (T4 NM) policy is currently applied to the plan amendment area, as well as to the south, and to the east on the other side of the Interstate. Along Buchanan Street, T4 Urban Mixed Use Corridor (T4 CM) policy is applied. Commercial uses are not supported by the existing T4 NM policy. As a result, the applicant proposed a policy change to extend the T4 Urban Mixed Use Corridor policy that exists along Buchanan Street, which supports a mix of uses.

COMMUNITY PARTICIPATION

On August 21, 2019, the required Planning-led community meeting was held at 904 Buchanan Street to discuss the applicant's plan amendment and zoning requests. Approximately 30 people attended, including Councilmember Kindall, the applicant and development team, and staff from the Planning Department.

Planning staff spoke and answered questions regarding the plan amendment request. The applicant presented their rezoning request. Some attendees expressed support for extending the T4 CM policy at this location, in order to expand the land area available for a mix of uses. Many community members requested more detail on the proposed development and for additional time to have more discussion with the community. A number of the concerns attendees wanted more detail on related to traffic, parking, access, short term rentals, and the types of potential uses.

A follow-up meeting was held on August 27, 2019, at Swifts Tabernacle. This was the regularly scheduled Jones Buena Vista Neighborhood Association meeting and was facilitated by Pastor Leon Corder, the president of the Neighborhood Association. Approximately 50 people attended, including a number of those who were present at the August 21st community meeting. The applicant provided more detail on the proposed development. Planning staff again described the requested plan amendment and listened to feedback.

More people expressed support for the proposed amendment and rezoning than at the first meeting. Support centered on the desire to see development and revitalization of Buchanan Street. Many want that growth to be for the benefit of existing residents rather than leading to displacement.

The following topics were raised by those who have concerns about the requests:

- The appropriate depth of commercial policy and zoning off Buchanan Street
- Concern about existing businesses on Buchanan Street appearing to struggle and the wisdom of adding new spaces for lease
- The future of Buchanan Street. Visioning for the future of this corridor is actively being worked on by various community groups
- Concerns about gentrification and displacement
- The permitting of short term rentals
- The potential for increased parking on neighborhood streets



Metro Planning Commission Meeting of 9/26/2019

- Height concerns
- The need for additional time for community input and discussion

Following the meeting the applicant deferred the plan amendment and rezoning applications to allow time for further community discussion. A roundtable discussion is planned for September 24, 2019, at Swifts Tabernacle, again facilitated by Pastor Leon Corder, the president of the Jones Buena Vista Neighborhood Association. This meeting is occurring following the time of publication of this staff report.

ANALYSIS

The plan amendment area is located next to I-65 and the Delta Avenue overpass. To the north is Jones Paideia Elementary School. There are a number of small-scale commercial uses along Buchanan Street as you travel westward, including restaurants and retail shops. South of the amendment area is a large area of residential development.

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

High Capacity Transit Corridor

The stretch of Buchanan Street from Dr D B Todd Jr Boulevard to Rosa L Parks Boulevard, including the plan amendment area, is designated as an “immediate need” High Capacity Transit Corridor on the Growth and Preservation Concept Map. High Capacity Transit Corridors are envisioned to support high capacity transit – from Bus Rapid Transit Lite (BRT Lite) service to transit running in its own lanes. These Corridors are defined as “immediate need” or “long-term need.” “Immediate need” corridors should have service improvements within the next ten years.

Allowing for strategic infill along transit corridors, such as Buchanan Street, provides the density of jobs and residents to support transit lines and transit improvements. Additionally, providing services in proximity to transit and other services on Buchanan increases the likelihood that residents and visitors can walk to meet some of their needs.

The application of T4 CM policy to allow a denser mix of housing and commercial development is appropriate at this location, along a High Capacity Transit corridor.

North Nashville Community Plan

Community Plans provide history and context for Nashville’s 14 Community Planning Areas, along with community-specific issues, strategies, and sketches of how different places in the community could change over time. During the most recent update to the North Nashville Community Plan (in 2010 and during NashvilleNext in 2015) participants stated they wish to see an increase in retail and service options in the community. One of the strategies of the Community Plan to address this desire is to emphasize enhancing prominent North Nashville corridors, such as Jefferson Street, Buchanan Street, and Rosa L. Parks Boulevard, by adding a mix of land uses and additional housing options.

Because T4 CM areas are intended to be mixed use corridors with higher-density residential and mixed use development, applying this policy to the plan amendment area offers the opportunity to promote the North Nashville Community Plan’s goal of enhancing the major corridors.



Metro Planning Commission Meeting of 9/26/2019

Community Character Policy

The requested Community Character Policy of T4 CM is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor.

- **Applicability**

T4 CM policy is applicable to prominent urban arterial-boulevard and collector-avenue corridors with adequate transportation capacity. Buchanan Street is a two-lane Collector Street with local bus service which is planned to be upgraded to rapid bus service per nMotion. 9th Avenue North to the north of the plan amendment area is also a two-lane Collector Street.

It is also applied where there is an expressed interest in progressing to a balanced mixture of residential and commercial land uses along the corridor. In order to achieve adequate dimensions for building and site design that is consistent with this policy category property consolidation to create larger development sites within the T4 CM area may be needed. In this case, extending the T4 CM policy would create a larger development site for new residential and commercial uses along Buchanan Street.

- **Boundary**

Human-made features such as interstates and major roads often form the boundaries of policy areas. The construction of the Interstate system in the late 1960s bifurcated 9th Avenue North and physically separated much of North Nashville. The current T4 CM policy application in this area applies to both sides of Buchanan Street to the north and west of the plan amendment area. This request will extend the T4 CM policy along Buchanan and 9th Avenue North to the interstate and to a similar depth, matching the existing condition along Buchanan Street. The interstate becomes a clearly distinguishable boundary of the policy.

- **Transitioning**

T4 CM policy contains guidance for transitioning in intensity and use with buildings at the edges to form transitions in scale and massing where they adjoin lower-intensity policy areas. The plan amendment area is within, and adjacent to, T4 NM policy, a lower-intensity residential policy. The guidance in the T4 CM policy encourages the appropriate transition in density and intensity between these two policy areas and contains guidance on how to design transitions and infill development, including the use of alleys as transitions. The alley between 9th and 10th Avenues N would be used for this transition.

- **Streets and Connectivity**

T4 CM areas have high levels of connectivity and complete street networks with sidewalks, and existing or planned transit and bikeways. The plan amendment area is adjacent to transit on Buchanan Street, which has sidewalks. Additionally, a protected bikeway on Buchanan has been funded and should be installed this year. Allowing a mix of uses, supported by T4 CM policy, in locations with convenient access to multimodal networks adjacent to a primary corridor with bus service is appropriate.



Metro Planning Commission Meeting of 9/26/2019

ANALYSIS SUMMARY

Amending the Community Character Policy from T4 NM to T4 CM is appropriate for the following reasons:

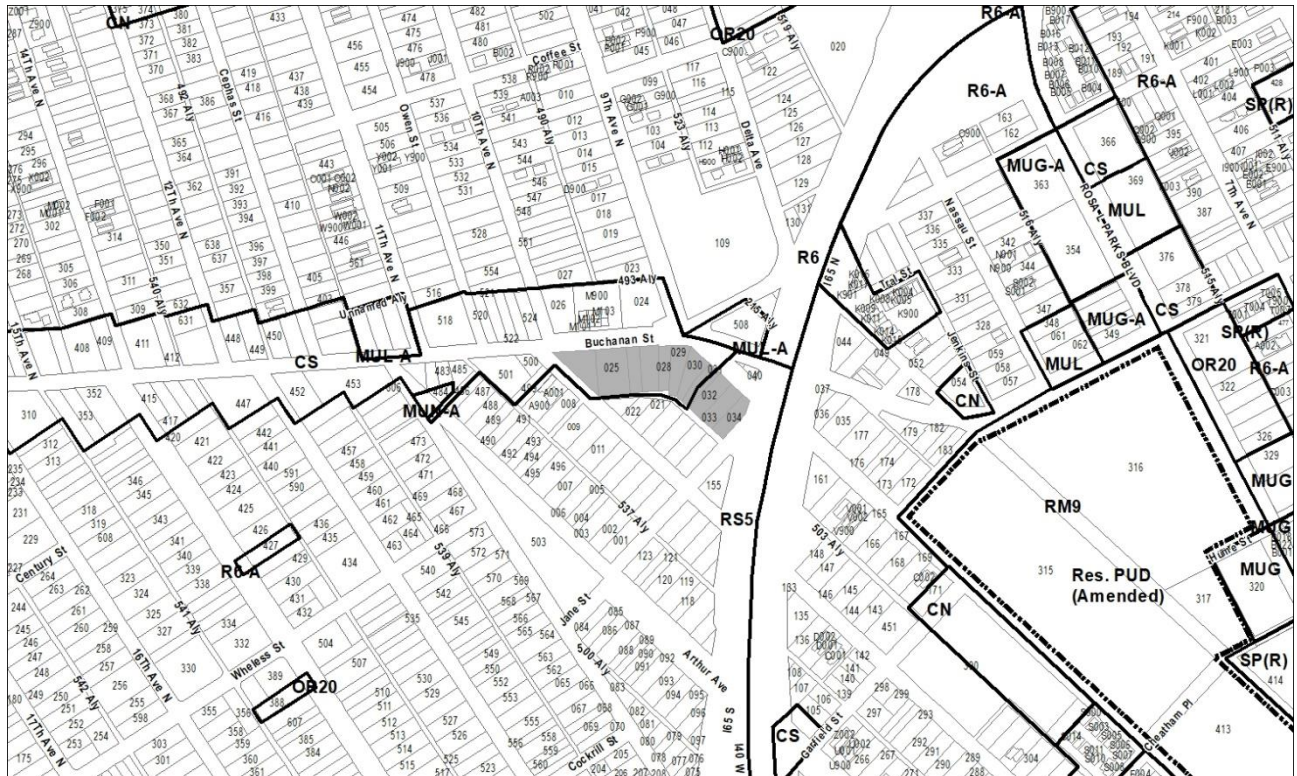
- To encourage strategic infill development to support the high capacity transit corridor.
- To promote the North Nashville Community Plan's goal of enhancing prominent corridors.
- To extend the T4 CM policy to the Interstate to match the existing condition along Buchanan Street.
- To allow a mix of uses in a location with convenient access to multimodal networks adjacent to a collector avenue.

STAFF RECOMMENDATION

Staff recommends approval of T4 Urban Mixed Use Corridor (T4 CM) policy



Metro Planning Commission Meeting of 9/26/2019



2019Z-135PR-001

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

08, North Nashville

Council District 21



Project No. **Zone Change 2019Z-135PR-001**
Associated Case 2019CP-008-003
Council District 21
School District 1- Gentry
Requested by Fulmer Engineering, LLC, applicant; various property owners.

Deferrals This item was deferred at the September 12, 2019, Planning Commission meeting. No public hearing was held.

Staff Reviewer Elliott
Staff Recommendation *Approve if the associated plan amendment is approved. If the associated plan amendment is not approved, staff recommends approval of MUL-A only for those parcels currently within T4 CM policy.*

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 9th Avenue North, at the corner of Buchanan Street and 10th Avenue North (1.98 acres).

Existing Zoning

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

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 4 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

Existing Policy

T4 Urban Mixed Use Corridor (T4 CM) is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a



Metro Planning Commission Meeting of 9/26/2019

street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

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

Proposed Policy – Note: the proposal is to change the NM portion to CM

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

ANALYSIS

The requested MUL-A zoning is inconsistent with the land use policy for the properties within T4 NM policy area. The MUL-A zoning district permits commercial uses and T4 NM policy areas are envisioned to remain primarily residential.

The requested MUL-A zoning is consistent with the land use policy for the properties within the T4 CM policy area. The MUL-A zoning district is appropriate considering the intent of the T4 CM policy is to enhance urban mixed use corridors by encouraging higher-density residential and mixed use development

Should the associated policy amendment application, 2019CP-008-003 be approved, then the entirety of the properties would be within the T4 CM policy area and the application as submitted would be consistent with the land use policy. If the application is not approved, then only the parcels within the T4 CM policy area would be consistent with the land use policy.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development

Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.33	0.6 F	36,851 SF	2339	118	253



Metro Planning Commission Meeting of 9/26/2019

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	.65	8.71 D	5 U	48	4	5

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)	.99	1.0 F	43 U	315	20	25

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)	.5	1.0 F	21,780 SF	1827	16	170

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)	.49	1.0 F	21,344 SF	1355	68	146

Traffic changes between maximum: **CS, RS5 and MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1110	-18	+83

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed MUL-A district: 10 Elementary 9 Middle 7 High

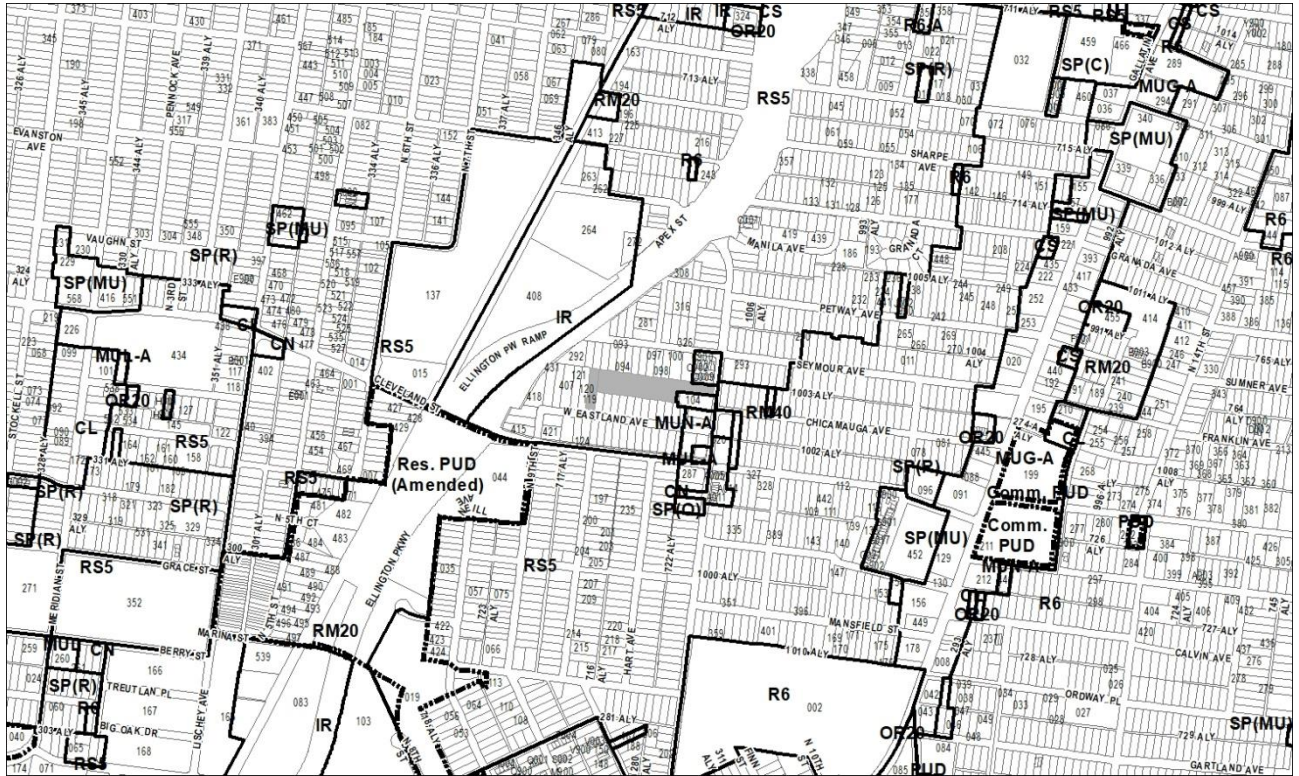
The proposed MUL-A zoning will generate 24 more students than the existing RS5 zoning district. Students would attend Churchwell Elementary School, John Early Middle School, and Pearl-Cohn High School.

STAFF RECOMMENDATION

Staff recommends approval if the associated plan amendment is approved. If the associated plan amendment is not approved, staff recommends approval of MUL-A only for the parcels currently within T4 CM policy.



Metro Planning Commission Meeting of 9/26/2019



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, August 22, 2019, and September 12, 2019 Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

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

Preliminary SP

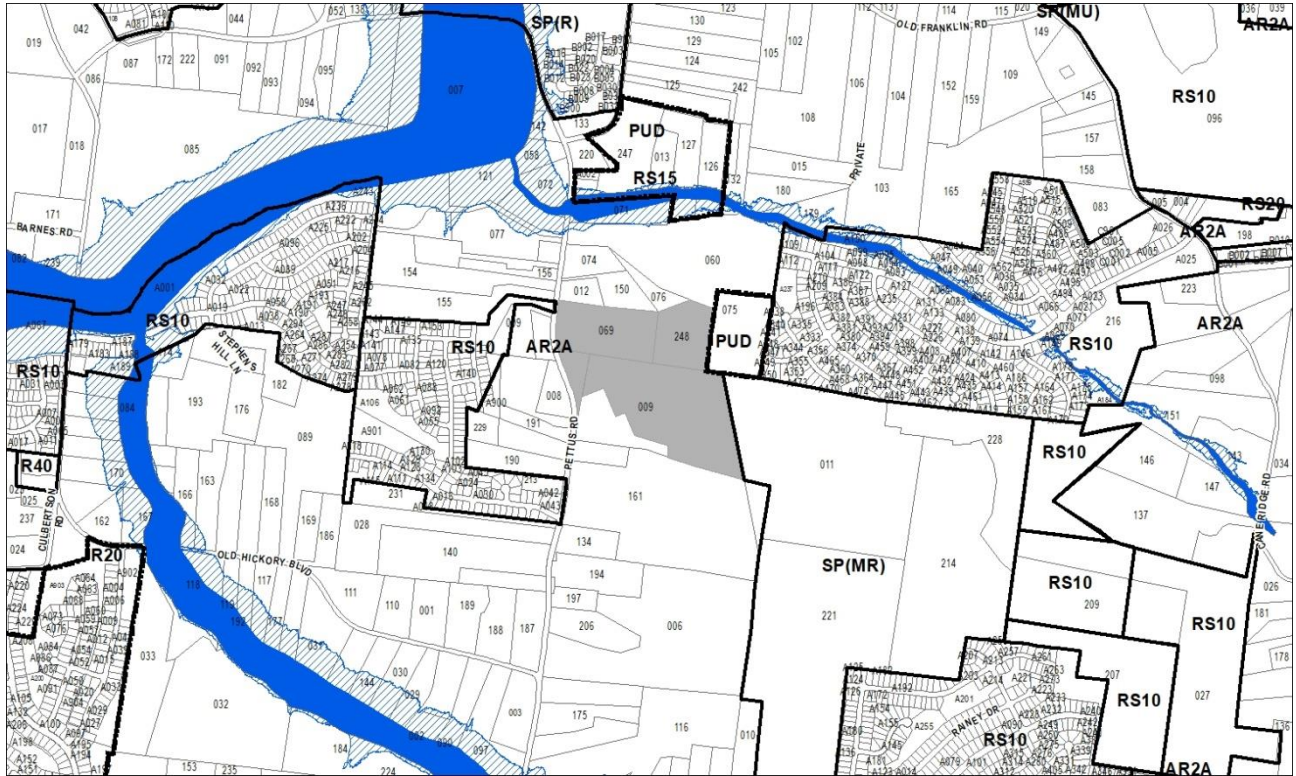
A request to rezone from Office/Residential (OR20), Multi-Family Residential – Alternative (RM20-A), and Single-Family Residential (RS5) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 930 McFerrin Avenue and 907 W Eastland Avenue, approximately 180 feet south of Seymour Avenue and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

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 9/26/2019



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.

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

APPLICANT REQUEST

Rezone to SP to permit 137 single residential units.

Preliminary SP

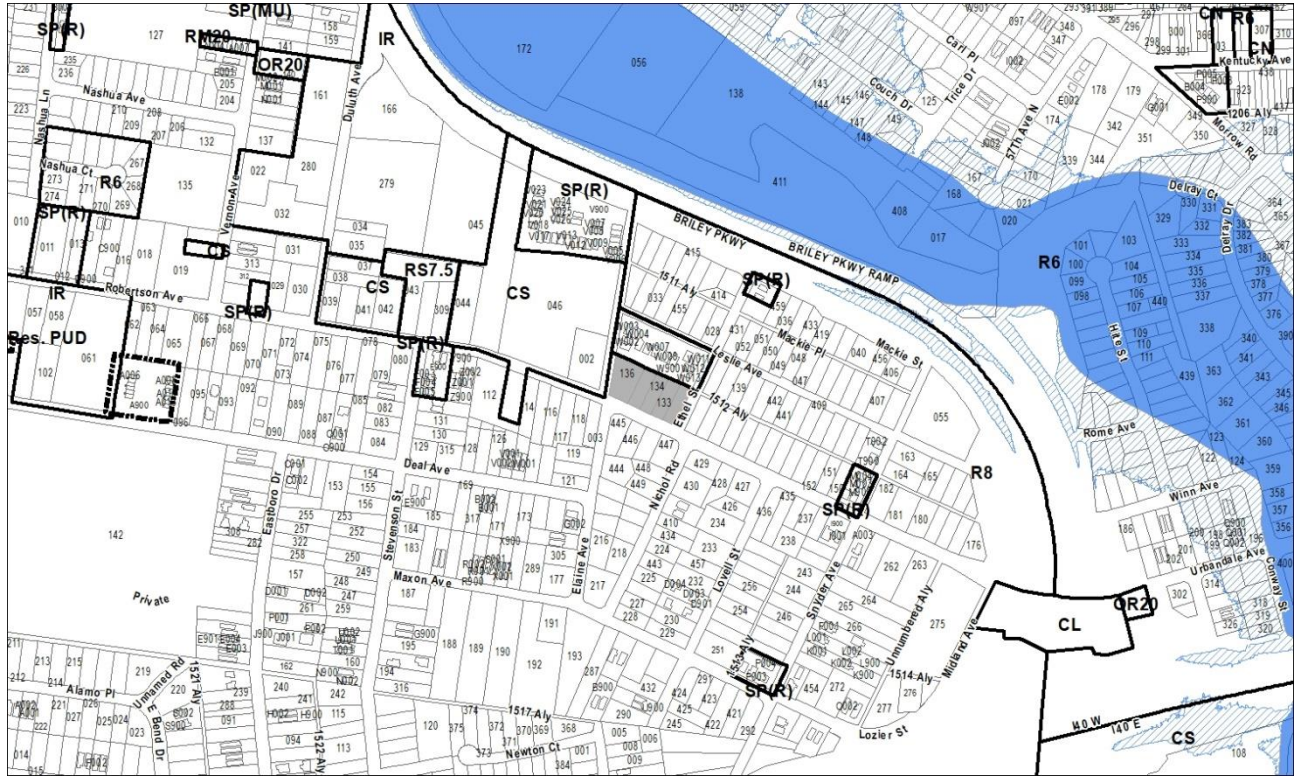
A request to rezone from Agricultural/Residential (AR2A) to Specific Plan-Residential (SP-R) zoning for properties located at 5866 Pettus Road, Pettus Road (unnumbered), and a portion of property located at 5916 Pettus Road, approximately 880 feet northeast of Sundown Drive (43.7 acres), to permit 137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

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 9/26/2019



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



Project No. Specific Plan 2019SP-056-001
Project Name Robertson Avenue Residential SP
Council District 20 – Roberts
School District 9 – Frogge
Requested by Klober Engineering Services, Applicant; Good Ol’ Boys, Owner.

Deferrals This item was deferred at the August 22, 2019, and September 12, 2019, Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

Preliminary SP to permit a multi-family development.

Preliminary SP

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

Existing Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 5 lots with 1 duplex lot for a total of 6 units.*

Proposed Zoning

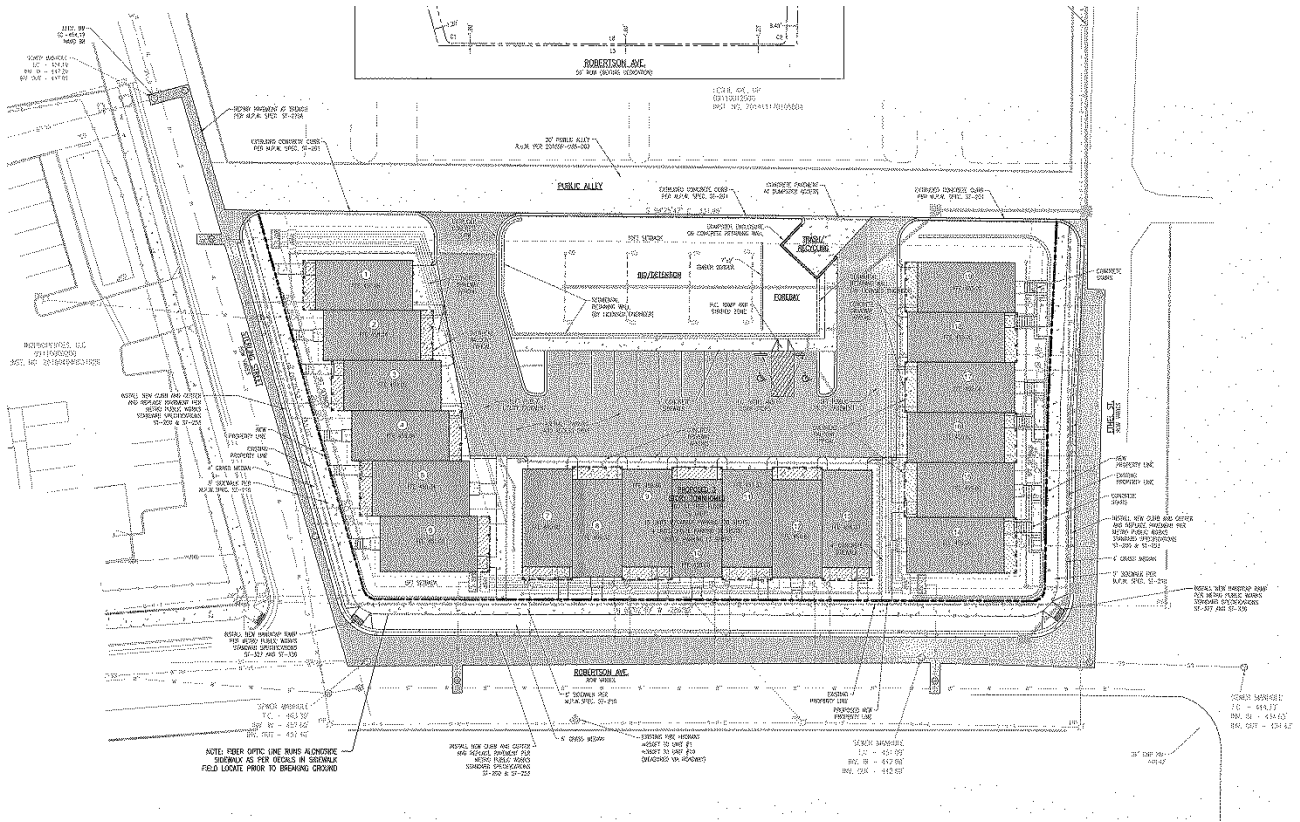
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building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

WEST NASHVILLE COMMUNITY PLAN

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



Metro Planning Commission Meeting of 9/26/2019



Proposed Site Plan



Metro Planning Commission Meeting of 9/26/2019

PLAN DETAILS

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

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

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

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

ANALYSIS

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

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

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

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve



Metro Planning Commission Meeting of 9/26/2019

WATER SERVICES RECOMMENDATION

Approve with conditions

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

PUBLIC WORKS RECOMMENDATION

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.
- Label/dim ROW dedication along frontages on final.

TRAFFIC AND PARKING RECOMMENDATION

Approve

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	1.1	5.45 D	5 U	67	9	6

*Based on two-family lots

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

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

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

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

METRO SCHOOL BOARD REPORT

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

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

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

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.



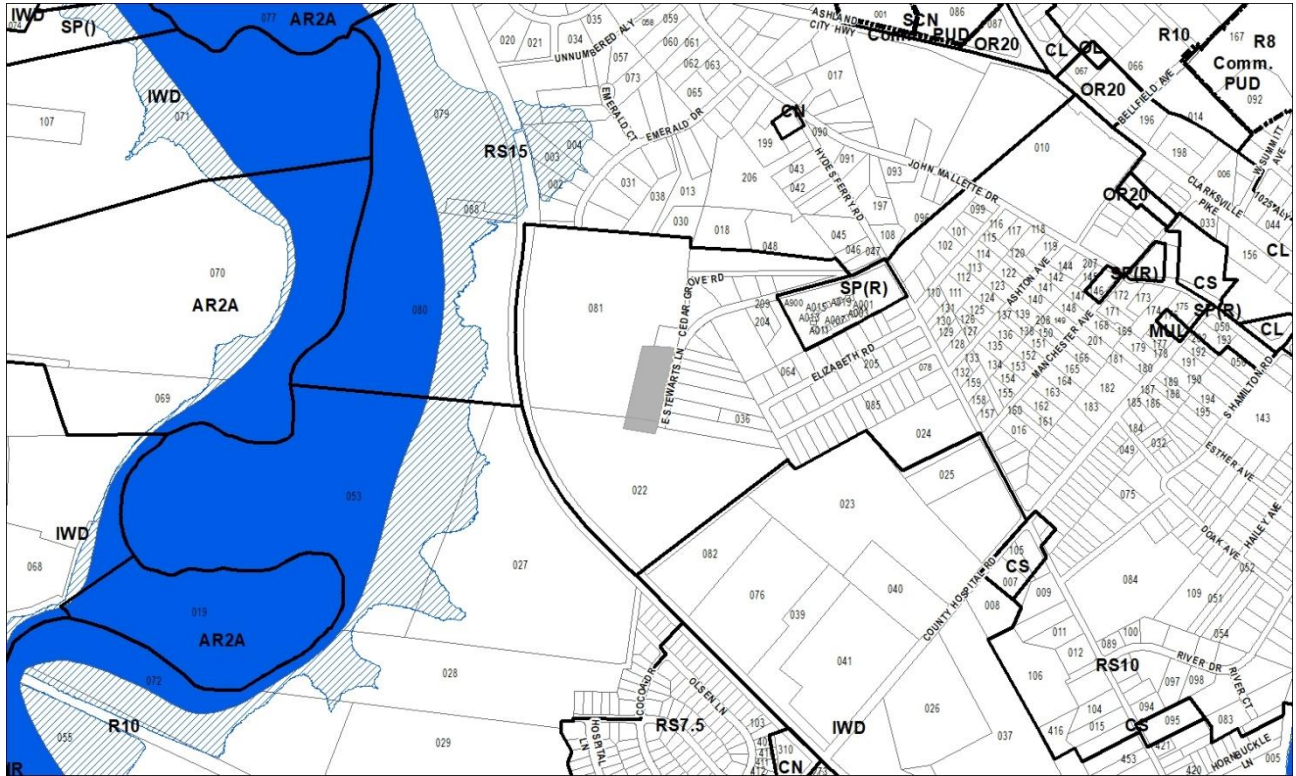
Metro Planning Commission Meeting of 9/26/2019

CONDITIONS

1. Permitted uses shall be limited to a maximum of 19 multi-family residential units and short term rental property – owner occupied. Short term rental property – not-owner occupied shall be prohibited.
2. Building elevations and a landscaping plan will be required at Final SP approval.
3. No building permits shall be issued until the alley to the north has been built and accepted by Public Works.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the fallback RM20-A zoning district.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.



Metro Planning Commission Meeting of 9/26/2019



2019S-109-001

RICHARDS FARMS SUBDIVISION

Map 008, Parcel(s) 022

Map 069, Parcel(s) 081

03, Bordeaux - Whites Creek - Haynes Trinity

Council District 02



Project No. Final Plat 2019S-109-001
Project Name Richards Farms Subdivision
Council District 02
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, August 22, 2019, and September 12, 2019 Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

Final Plat to create up to 11 lots.

Concept Plan

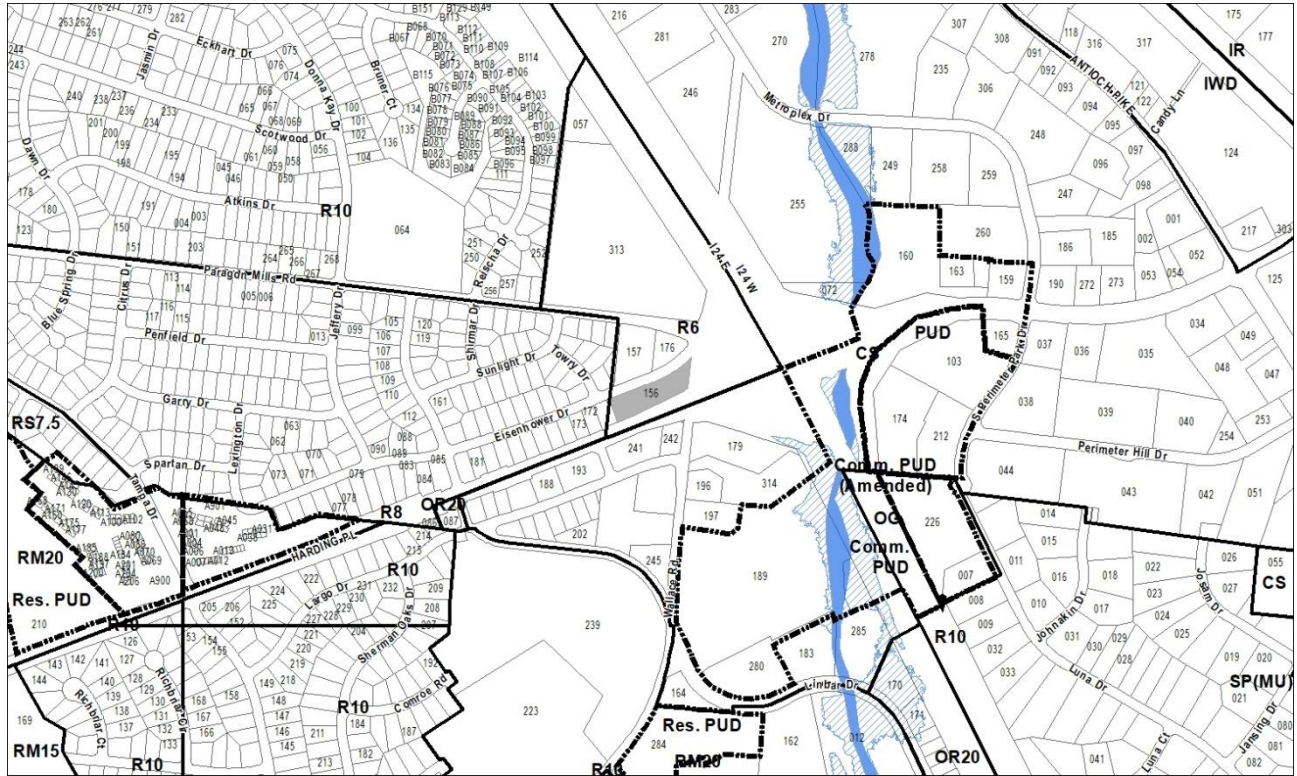
A request for final plat approval to create 11 lots on property located at 1601 East Stewarts Lane and a portion of property at 1501 East Stewarts Lane, approximately 375 feet south of Cedar Grove, zoned Single-Family Residential (RS10) (2.55 acres).

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 9/26/2019



2019S-160-001

1242 PROPERTY SOLUTIONS, LLC PROPERTY

Map 134, Parcel(s) 156

12, Southeast

Council District 26



Project No. Final Plat 2019S-160-001
Project Name 1242 Property Solutions, LLC Property
Council District 26
School District 6 – Bush
Requested by Clint T. Elliott Surveying, applicant; 1242 Property Solutions LLC, owners.

Deferrals This item was deferred at the August 22, 2019, and the September 26, 2019 Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST
Final plat to create 8 lots.

Concept Plan

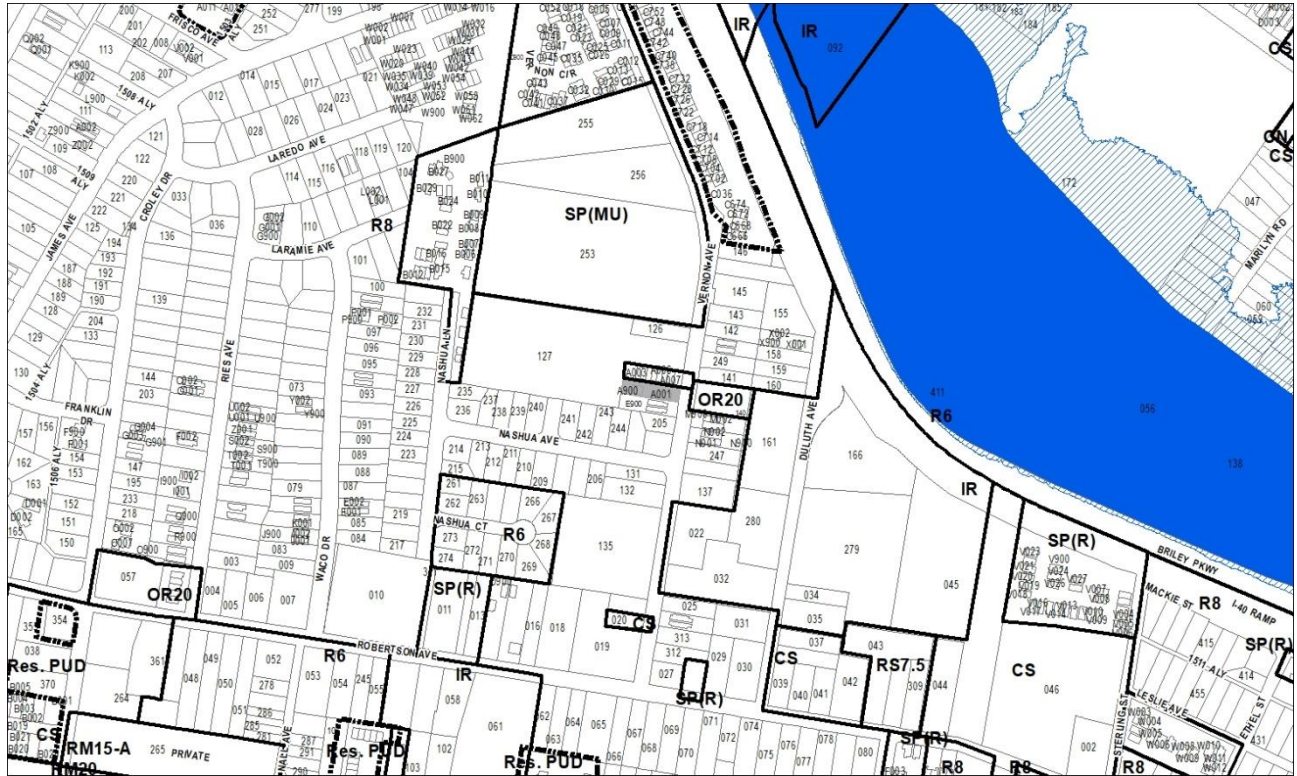
A request for final plat approval to create eight lots on property located at Eisenhower Drive (unnumbered), approximately 85 feet east of Towry Drive, zoned One and Two- Family Residential (R6) (1.24 acres).

STAFF RECOMMENDATION

Staff recommends deferral of this portion of the plan amendment area to the October 10, 2019, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 9/26/2019



2019Z-094PR-001

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

07, West Nashville

20 (Mary Carolyn Roberts)



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

Deferrals This item was deferred at the June 13, 2019, July 18, 2019, and August 22, 2019, Planning Commission meetings. No public hearing was held.

Staff Reviewer Lewis
Staff Recommendation *Withdraw.*

APPLICANT REQUEST
Zone change from R8 to RM20.

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

STAFF RECOMMENDATION
Staff recommends the item be withdrawn at the request of the applicant.



Metro Planning Commission Meeting of 9/26/2019



2019Z-099PR-001

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

03, Bordeaux-Whites Creek-Haynes Trinity

Council District 02



Project No. Zone Change 2019Z-099PR-001
Council District 02
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, August 22, 2019, and September 12, 2019, Planning Commission meetings. A public hearing was held on July 18, 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

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

NORTH NASHVILLE COMMUNITY PLAN

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

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,



Metro Planning Commission Meeting of 9/26/2019

innovative, and environmentally sensitive development techniques. The policy calls for improvement of the existing street, sidewalk, bikeway, and stormwater infrastructure to T4 Urban Transect standards through new private-sector development.

ANALYSIS

The site is located at the 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 9/26/2019

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 9/26/2019



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



Project No. **Zone Change 2019Z-136PR-001**
Council District 19 – O’Connell
School District 5 - Buggs
Requested by Melvin Gill Architects, applicant; Clark Memorial United Methodist Church, owner.

Deferrals This request was deferred at the September 12, 2019 Planning Commission meeting. No public hearing was held.

Staff Reviewer Elliott
Staff Recommendation *Defer indefinitely.*

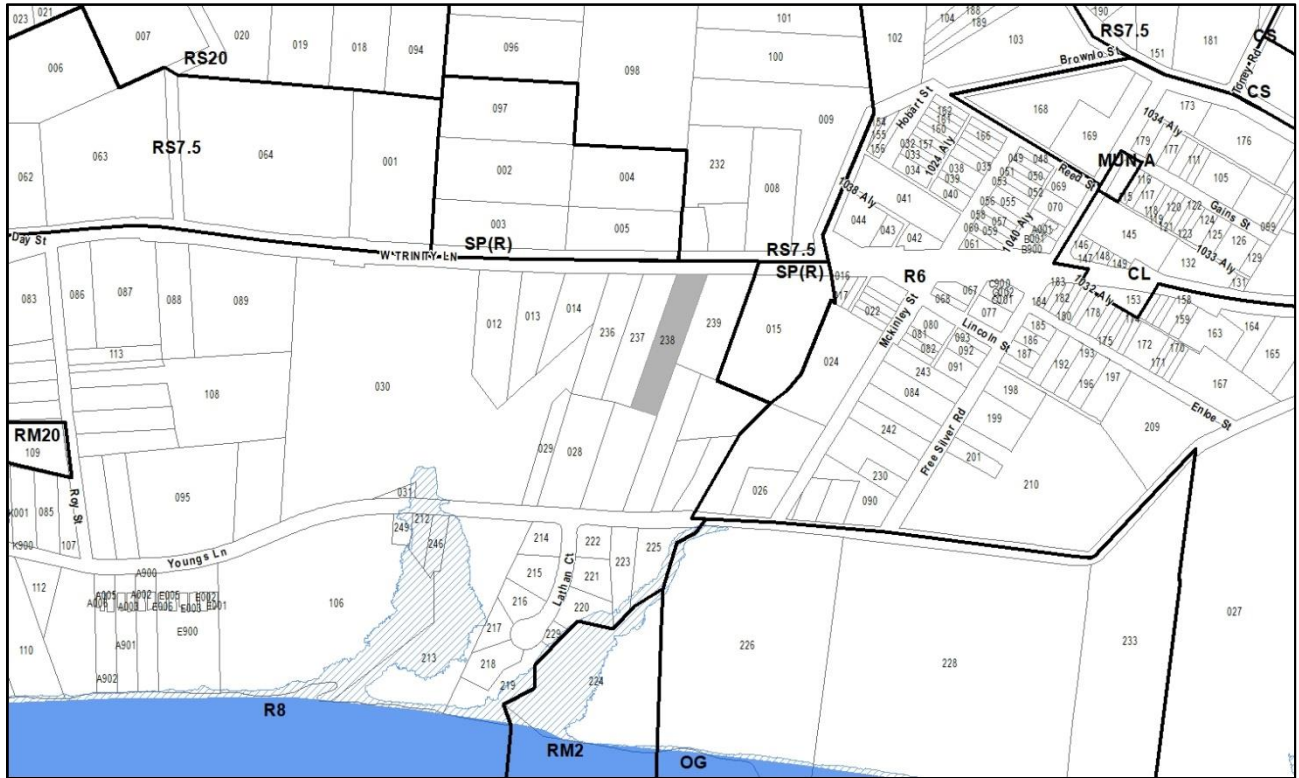
APPLICANT REQUEST
Zone change RM20 to RM40.

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 14th Avenue North (0.46 acres).

STAFF RECOMMENDATION
Staff recommends indefinite deferral as requested by the applicant.



Metro Planning Commission Meeting of 9/26/2019



2019SP-061-001

832 WEST TRINITY

Map 070-08, Parcels 238

3, Bordeaux-Whites Creek-Haynes Trinity

Council District 02



Project No.	Specific Plan 2019SP-061-001
Project Name	832 West Trinity
Council District	02
School District	1 - Gentry
Requested by	Dale and Associates, applicant; MC Gran, LLC, owner.
Staff Reviewer	Dunnavant
Staff Recommendation	<i>Defer to the October 10, 2019, Planning Commission meeting.</i>

APPLICANT REQUEST

Zone change from R8 to SP-R zoning.

Preliminary SP

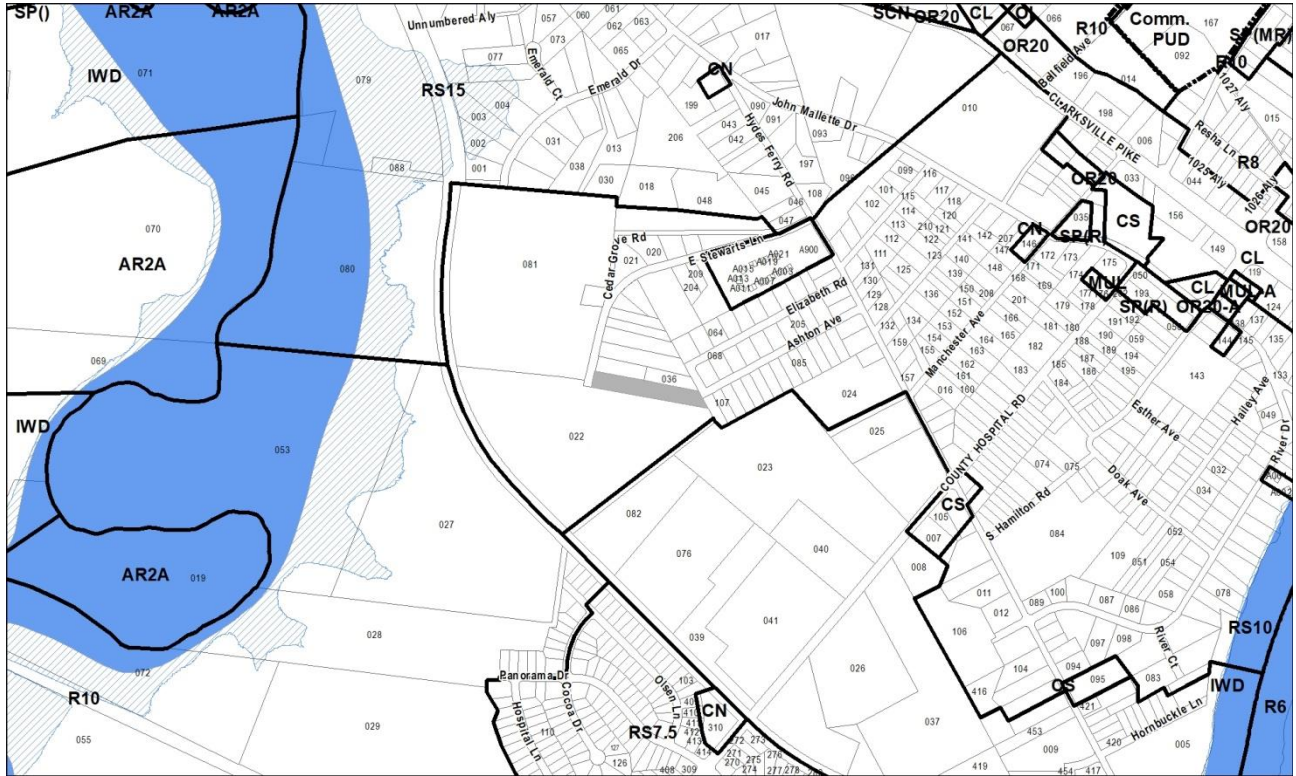
A request to rezone from One and Two-Family Residential (R8) to Specific Plan – Residential (SP-R) zoning for property located at 832 West Trinity Lane, approximately 1, 040 feet west of Free Silver Road, (1.0 acres), to permit 14 multi-family residential units.

STAFF RECOMMENDATION

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



Metro Planning Commission Meeting of 9/26/2019



2019S-179-001

1508 E. STEWARTS LANE SUBDIVISION

Map 069-15, Parcel(s) 028

03, Bordeaux – Whites Creek – Haynes Trinity

Council District 02



Project No. Final Plat 2019S-179-001
Project Name 1508 E. Stewarts Lane Subdivision
Council District 02
School District 1 - Gentry

Requested by H and H Land Surveying, applicant; Gus Richards Jr., owner.

Staff Reviewer Lewis
Staff Recommendation Approve with conditions.

APPLICANT REQUEST

Final Plat approval to create 3 lots.

Final Plat

A request for final plat approval to create three lots on property located at 1508 East Stewarts Lane, at the terminus of East Stewarts Lane, zoned RS10 (1.67 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 7 single-family lots subject to compliance with the standards of the Metro Subdivision Regulations.*

Community Character Manual Policy

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

Plan Details

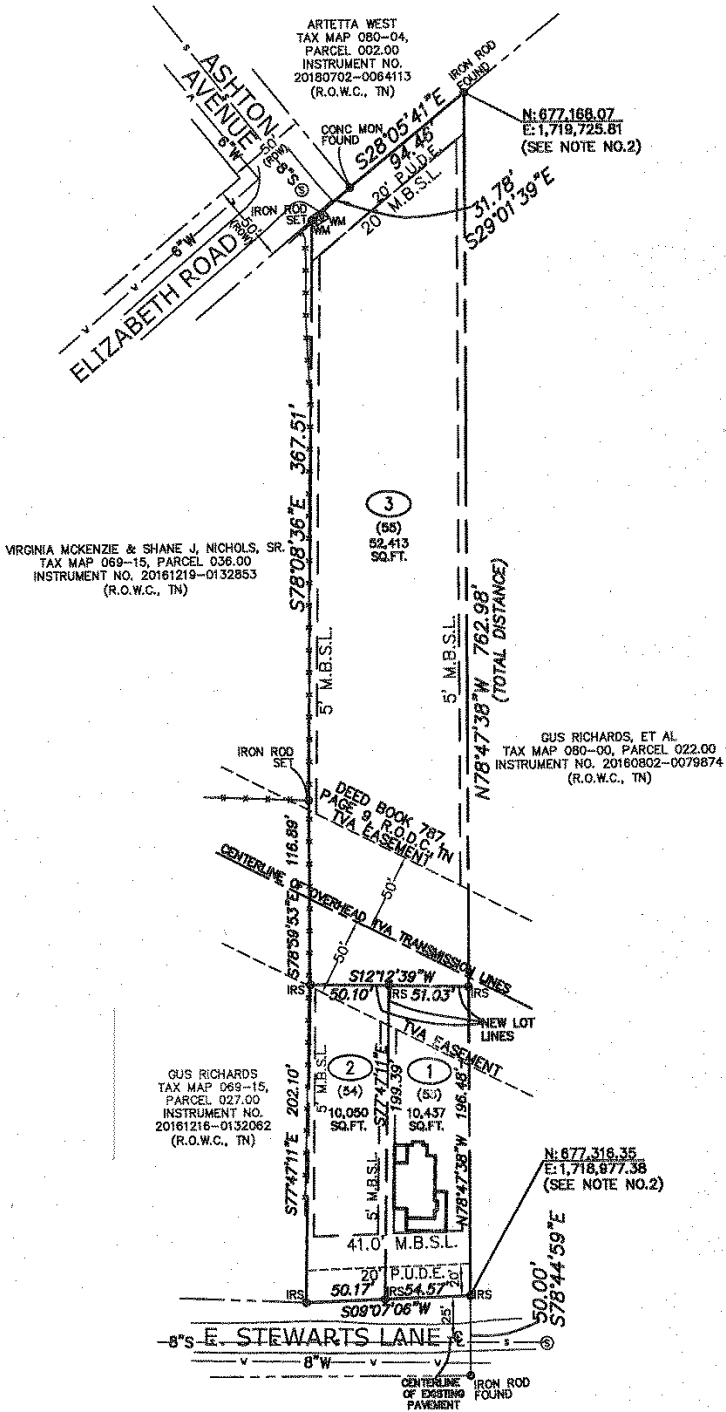
The property is approximately 1.67 acres and is located at the terminus of E. Stewarts Lane. The west side of the property has frontage along the terminus of E. Stewarts Lane and the east side of the property has frontage along the terminus of Ashton Avenue. The site has been developed with an existing single family structure that would remain with the proposed subdivision. The surrounding area is primarily zoned RS10 and has been established with single family structures. The lot sizes in this area vary from over an acre to the minimum lot size of the zoning district, 10,000 square feet.

Final Plat

The plat proposes three single-family lots. Two lots will front on E. Stewarts Lane. Each lot is greater than 10,000 square feet in area. The existing single family structure would remain on the proposed Lot 1. Proposed Lot 3 is 1.2 acres and has frontage along the right-of-way for Ashton Avenue. There is an existing TVA easement that is located at the rear of the proposed lots.



Metro Planning Commission Meeting of 9/26/2019



Proposed Site Plan



Metro Planning Commission Meeting of 9/26/2019

ANALYSIS

The proposed subdivision meets the standards of the subdivision regulations including minimum lot size and street frontage. Future development will be required to meet the standards of the Metro Zoning Code. Staff recommends approval as the proposed subdivision meets the requirements of the subdivision regulations.

FIRE DEPARTMENT 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

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Prior to issuance of building permits the required Water & Sewer Capacity fees may be required.

STAFF RECOMMENDATION

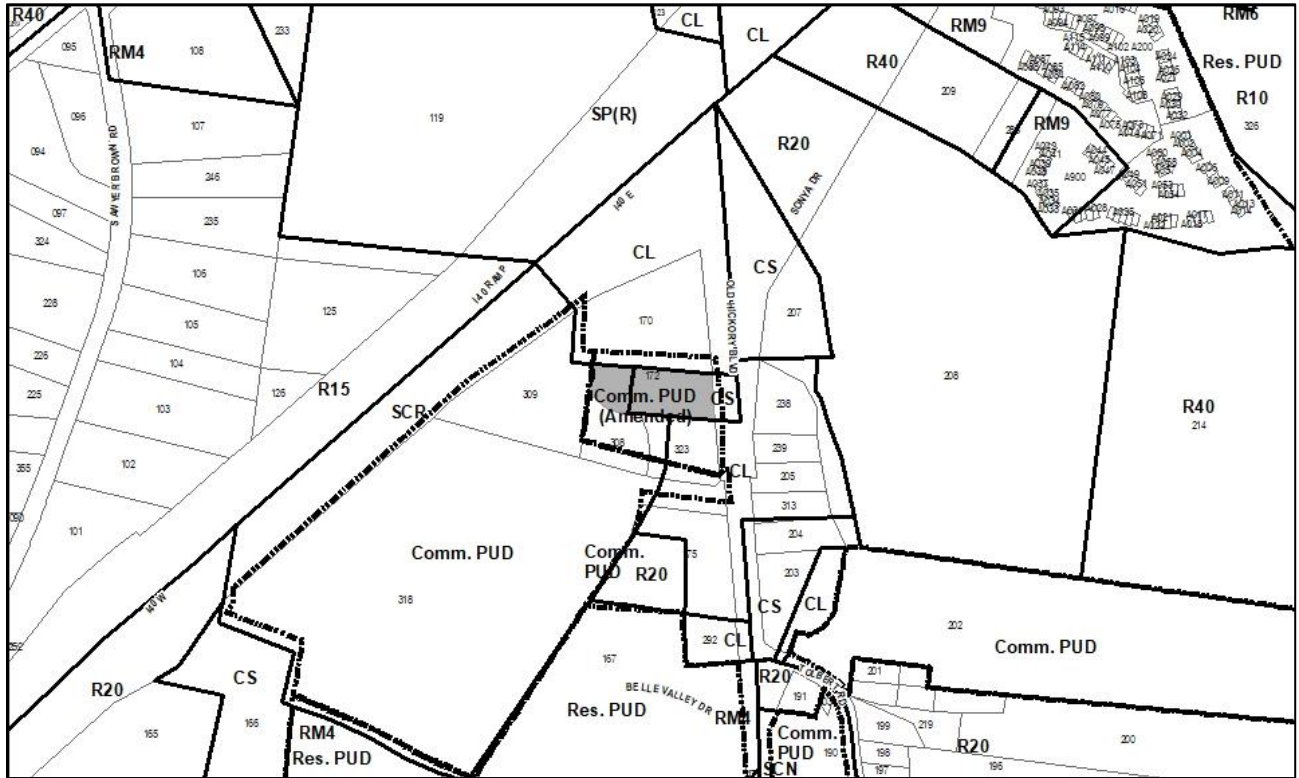
Staff recommends approval with conditions.

CONDITIONS

1. Revise Council District on plat to Council District 2.
2. Comply with all conditions and requirements of Metro agencies.
3. Remove all setbacks shown on the plat. Add a note indicating that setbacks shall be as per the Metro Zoning Code.



Metro Planning Commission Meeting of 9/26/2019



88P-040-004

COMFORT INN AND SUITES PUD (REVISION AND FINAL)

Map 114, Parcel(s) 172

06, Bellevue

22 (Gloria Hausser)



Project No.	Planned Unit Development 88P-040-004
Project Name	Comfort Inn and Suites PUD (Revision and Final)
Council District	22 – Hausser
School District	9 – Frogge
Requested by	Civil and Environmental Consultants, applicant; ORO Hotels, LLC, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Revise a PUD to permit a hotel.

PUD Revision

A request to revise a portion of a Planned Unit Development Overlay District and for final site plan approval for property located at 627 Old Hickory Boulevard, approximately 330 feet south of Sonya Drive, zoned Commercial Service (CS) and Shopping Center Regional (SCR) (1.34 acres).

Existing Zoning

Shopping Center Regional (SCR) is intended for high intensity retail, office, and consumer service uses for a regional market area.

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

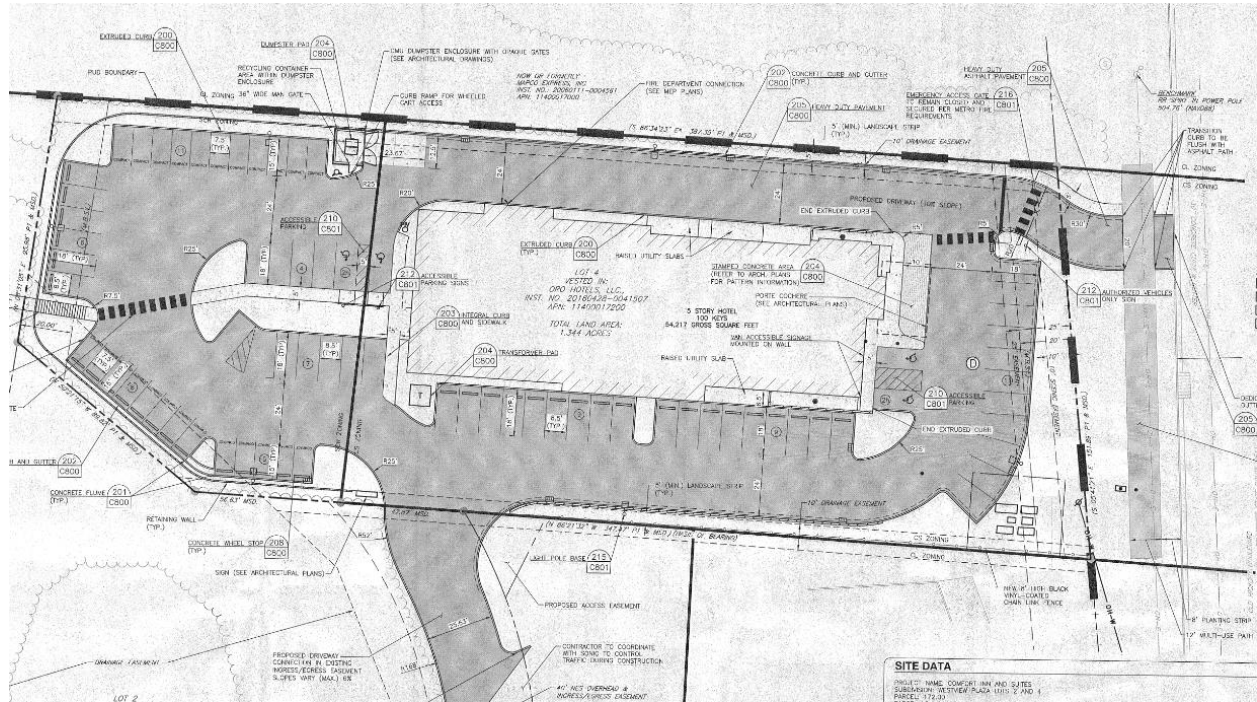
Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the 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.

History

The PUD was approved in 1988; this site was not a part of the originally approved PUD. This site was added to the PUD through an amendment in 2001. The amendment approved a 10,900 square foot one story structure. The proposed site was approved for an automobile service use.



Metro Planning Commission Meeting of 9/26/2019



Proposed Site Plan



Metro Planning Commission Meeting of 9/26/2019

PLAN DETAILS

The site is located along Old Hickory Boulevard southeast of Interstate 40. The plan revises the PUD to allow a 5 story hotel. The site is surrounded by commercial uses and multi-family residential uses are located to the south of the site. The site is currently vacant and is zoned CS and SCR, which permits hotel uses.

Site Plan

The plan revises the PUD to allow a 5-story hotel with a total of 100 rooms. Access to the site will be from an existing centrally located access drive. This private drive currently provides access to the majority of the lots within the PUD. A second point of access, a driveway connection to Old Hickory Boulevard, will provide access to emergency vehicles only.

The majority of the parking is located at the rear of the site behind the proposed structure, with a single module of parking located in front of the building. The proposed parking meets the Metro Zoning Code parking standards. A 12 foot multi use path and an 8 foot grass strip are required along Old Hickory Boulevard, per the Major and Collector Street Plan. Old Hickory Boulevard is designated as a Scenic Arterial Boulevard which requires a 10 foot landscape easement along the frontage of the site, which is included on the site plan.

ANALYSIS

Section 17.40.120.F pertains to changes to an approved Planned Unit Development Overlay.

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.



Metro Planning Commission Meeting of 9/26/2019

The revised plan and proposed development is consistent with the concept of the approved Planned Unit Development. The revised plan does not include any unapproved uses. The site plan increases in floor area; however, the increase in floor area is within the total square footage permitted by the PUD. No changes are proposed that conflict with the Council approved plan.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

HARPETH VALLEY UTILITY DISTRICT

Approve with conditions

- All extensions water lines and sewer lines will be at the expense of the developer. The design of all water lines shall be in accordance with the Harpeth Valley Utility District standard specifications and TDEC design criteria. All plans are subject to review and approval of Harpeth Valley and the State of Tennessee.

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.
- Comply with MPW traffic engineer.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Developer Traffic signal analysis has been reviewed on 8/23/19 and a signal is not warranted with this project's trips. Comply with other previous noted conditions.
- In accordance with findings of TIS, developer shall construct the following roadway improvements.
- Sam's Club Access Road at Sonic/Comfort Inn - It is recommended that a stop sign be installed for the southbound approach to the intersection.
- Emergency Vehicle Only Entrance on Old Hickory Blvd · It is recommended to maintain the existing non-mountable curb across the proposed driveway on Old Hickory Blvd to deter non-emergency vehicles.
- In addition, a fence shall be installed to further deter non-emergency vehicles entering the site. An additional fence shall be located to east of multi-use path before Old Hickory Blvd.
- Authorized vehicles sign on plans shall state for emergency access only.
- Parking or valet staff shall be available to remove luggage or park vehicles in off-site parking area on parcel 11400030900.



Metro Planning Commission Meeting of 9/26/2019

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. 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.
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. 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 9/26/2019



2019DTC-021-001
1221 BROADWAY OFFICE TOWER
Map 093-09, Parcel(s) 154-156
11, Downtown
19 (Freddie O'Connell)



Project No.	DTC Overall Height Modification 2019DTC-021-001
Project Name	1221 Broadway Office Tower
Council District	19 – O’Connell
School District	5– Buggs
Requested by	Gresham Smith, applicant; GBT Realty Co., owner.
Staff Reviewer	Hammer
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Modification of overall height standards of the DTC, Gulch South Subdistrict, to allow twenty-eight stories of building height where fifteen is permitted by right.

DTC Overall Height Modification

A request for a modification of overall building height on property located at 1215-1223 Broadway, within the Gulch South Subdistrict of the Downtown Code (DTC).

Existing Zoning

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

PROJECT OVERVIEW

The project proposes a 28-story office building with active ground floor commercial space. The program calls for 527,970 square feet of office space, 17,784 square feet of retail space, and both underground and structured parking for a total of 939 vehicular parking spaces.

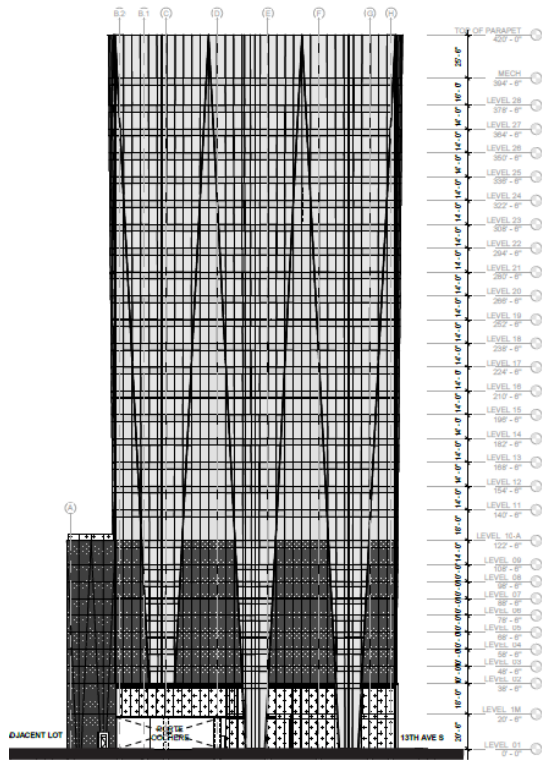
PLAN DETAILS

The property is located at the southeast intersection of Broadway and 13th Avenue South. 13th Avenue South frontage features retail space, while Broadway frontage allows access to the office lobby, as well as a porte cochere for vehicular drop-off. Service loading and public underground parking is accessed from an area adjacent to the porte cochere, whereas structured parking access occurs from the alleyway. Pedestrian access to the retail space can be taken from either Broadway or 13th Avenue South, and the main entrance to the office lobby is located within the porte cochere.

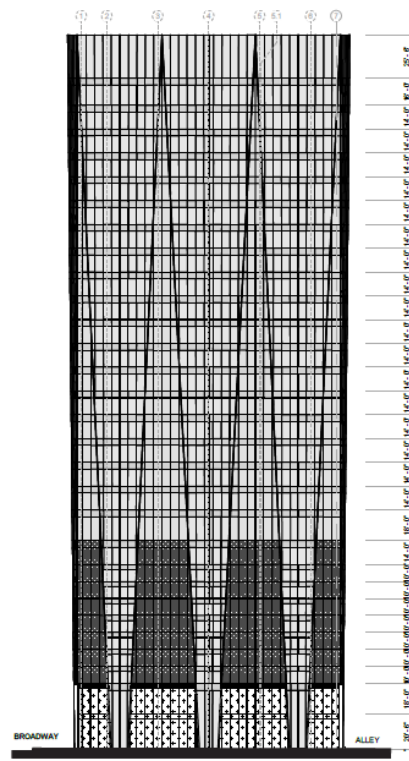


Metro Planning Commission Meeting of 9/26/2019

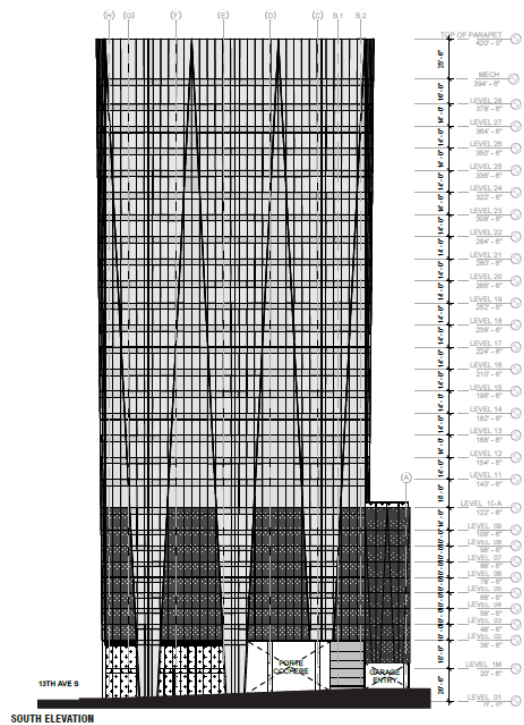
OVERALL ELEVATIONS



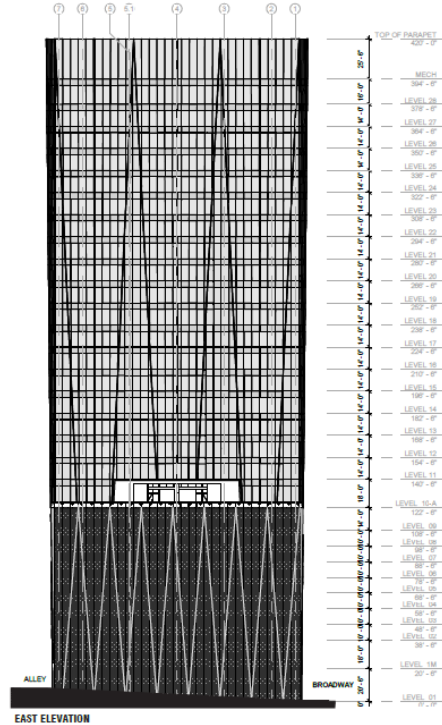
NORTH ELEVATION
Broadway Elevation



WEST ELEVATION
13th Avenue South Elevation



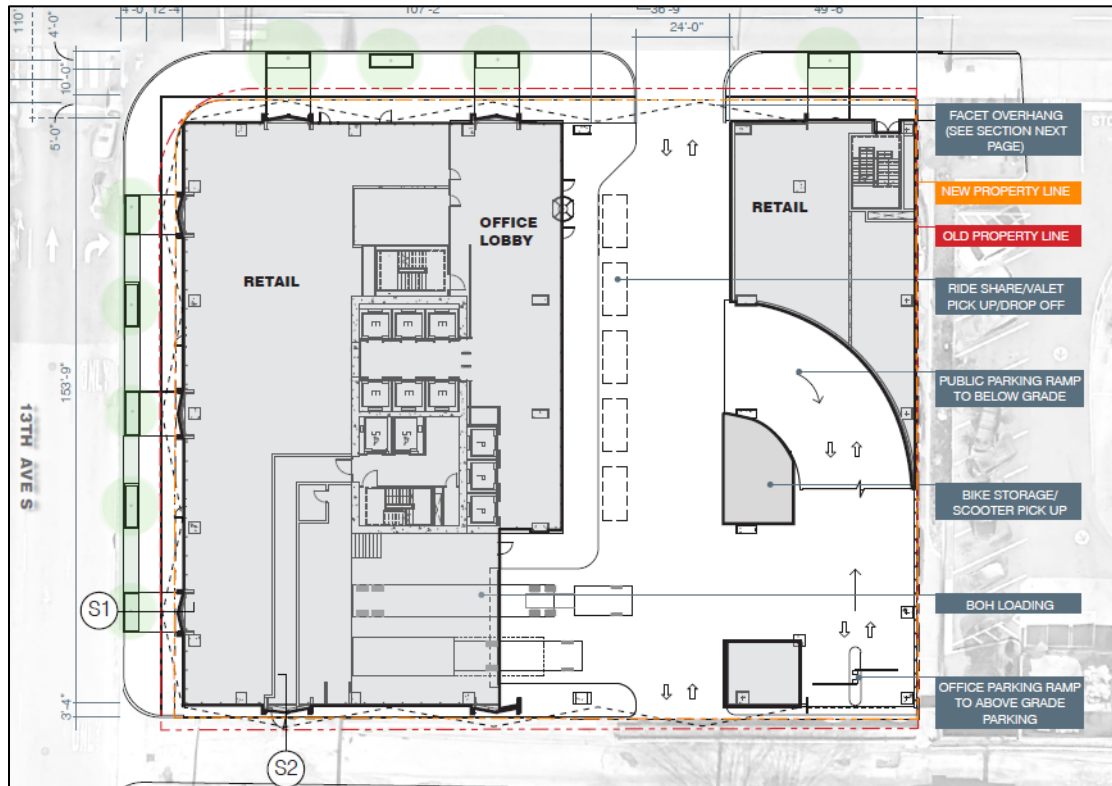
SOUTH ELEVATION
Alley Elevation



EAST ELEVATION
Property Line Elevation



Metro Planning Commission Meeting of 9/26/2019



Ground Floor Plan

OVERALL HEIGHT MODIFICATION PROCESS

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

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

OVERALL HEIGHT MODIFICATION ANALYSIS

Bonus Height Program

In the Gulch South Subdistrict, this property is entitled to 15 stories; 6 additional stories may be earned, up to a maximum of 21 stories, through use of the Bonus Height Program. The applicants propose to earn a combination of bonuses that would cumulatively total over the 6 story cap of the Bonus Height Program through a combination of public parking and underground/liner parking bonuses. While not a traditional part of the Bonus Height program, the project is also voluntarily complying with recommendations of Metro's Transportation Demand Management (TDM) Program.

The Bonus Height Program grants additional height for two types of Leadership in Energy and Environment Design (LEED) certification. Height is granted for individual building certification



Metro Planning Commission Meeting of 9/26/2019

that recognizes the nature and operations of an individual building, and for LEED ND based on either existing green neighborhood design principles or environmentally thoughtful redevelopment. LEED certification provides independent, third-party verification that a development's location and design meet accepted high levels of environmentally responsible, sustainable development.

The project is proposed to earn LEED Certified, which is the lowest level of LEED certification, below the threshold for earning height through the Bonus Height Program. To earn additional height with LEED for an individual building, the silver, gold, or platinum levels must be reached.

An existing LEED ND neighborhood, the Gulch, is adjacent to the property, but does not include this site. Although this property cannot automatically utilize the 2 stories of bonus height afforded to properties the LEED ND boundary, the project should be allowed to demonstrate an analogous commitment to environmentally conscious development through earning a higher level of certification than the minimum established by the Bonus Height Program.



Subject property and LEED ND

Community Meeting

The applicant held a community meeting on September 3, 2019 and sent notices to properties within 300 feet as well as other area stakeholders and the Downtown Partnership. No opposition to the request was heard.

Downtown Code Design Review Committee Meeting

The Downtown Code Design Review Committee (DTC DRC) convened on September 5, 2019 and voted (with none opposed) to approve modifications to the required 15 foot stepback and floor-to-floor height. The committee also voted (with none opposed) to recommend approval with conditions to modify overall height to 28 stories.

Unique Architecture

Although the proposed building has two of four facades abutting streets, its architectural expression is continued on all four sides of the building. This including treatments on the side lot line and alley frontages, giving the building a cohesive look. Although the adjacent site to the east may redevelop, there are no imminent plans to do so. Care was taken to ensure the highly visible view of the building from Broadway relates to the rest of the building. All proposed façade materials of the building are either custom-made or otherwise high quality and are not value-engineered at the expense of the building's appearance. Additionally, in order to adapt to future transportation needs, the structured parking portion of the building has been designed to allow for future conversion to other uses and continues the same architectural movement as the office section of the building. Care must always be taken with reflective materials in order to ensure a blinding effect does not imperil public safety. Staff is recommending that precautions be taken to avoid this outcome.



Metro Planning Commission Meeting of 9/26/2019

Enhanced Streetscape

Along 13th Avenue South, the project proposes to dedicate additional right-of-way for a wider sidewalk than the MCSP calls for. Properties to the north and south of this site are either planning significant redevelopment or are under construction, making 13th Avenue South an even more frequently travelled and important sidewalk corridor than envisioned by the MCSP. This will include lush foliage, beyond that typically within the furnishing zone. This serves both aesthetic functional purposes, sparking visual interest while discouraging functionally undesirable uses of the 13th Avenue curb, like drop-offs. To ensure the streetscape reaches its full potential, staff is recommending use of the larger soil volumes and enhanced design methods of the Street Tree Standards and Specifications design guidelines, which exceeds the standards of the Downtown Code. These design guidelines are published by Metro Public Works and are available online.

Improvement of Project's Relationship to Surrounding Properties

The project proposes dedicating additional right-of-way to enhance pedestrian connectivity particularly between this site and properties to the north and south, including a grocery store that is anticipated to open soon and the 12th and Demonbreun project, a series of several high-rise towers. The amount of pedestrian traffic along 13th Avenue North will rise in the near future and enhanced streetscapes will serve to improve the project's relationship with these properties. The building also provides exceptional architectural treatment on all 4-sides, including those facing side property lines and alleys. This affords a pleasing view to all neighboring properties where otherwise back-of-house functions and value-engineered materials might provide a less than satisfactory view.

STAFF RECOMMENDATION

The project offers unique qualities and architectural expression in its site design, building massing, and overall aesthetic. Exceptional design may be attributed to enhancements to the streetscapes and the appropriate treatment of all four sides of the building. Staff recommends approval with conditions.

CONDITIONS

1. Applicant shall select a sheen of metal that will demonstrably not produce a blinding effect. The applicant may select a glazing system that will also demonstrably not produce a blinding effect as an alternative to the metal panel system. Staff to review and approve final design.
2. Applicant shall utilize the Street Tree Standards and Specifications document guidelines for soil volume and design methods produced by Metro Public Works to ensure the vitality of enhanced streetscape. Staff to review final design.
3. The building shall obtain a minimum of LEED Gold level certification.