

Metropolitan Planning Commission



Staff Reports

October 10, 2019



Metro Planning Commission Meeting of 10/10/2019

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 10/10/2019



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

02 (Kyonzté Toombs)



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 – Toombs
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 and September 26, 2019, Planning Commission meetings. No public hearing was held.

Staff Reviewer Burse
Staff Recommendation *Defer to the October 24, 2019, Planning Commission meeting at the request of the applicant.*

APPLICANT REQUEST

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

Major Plan Amendment

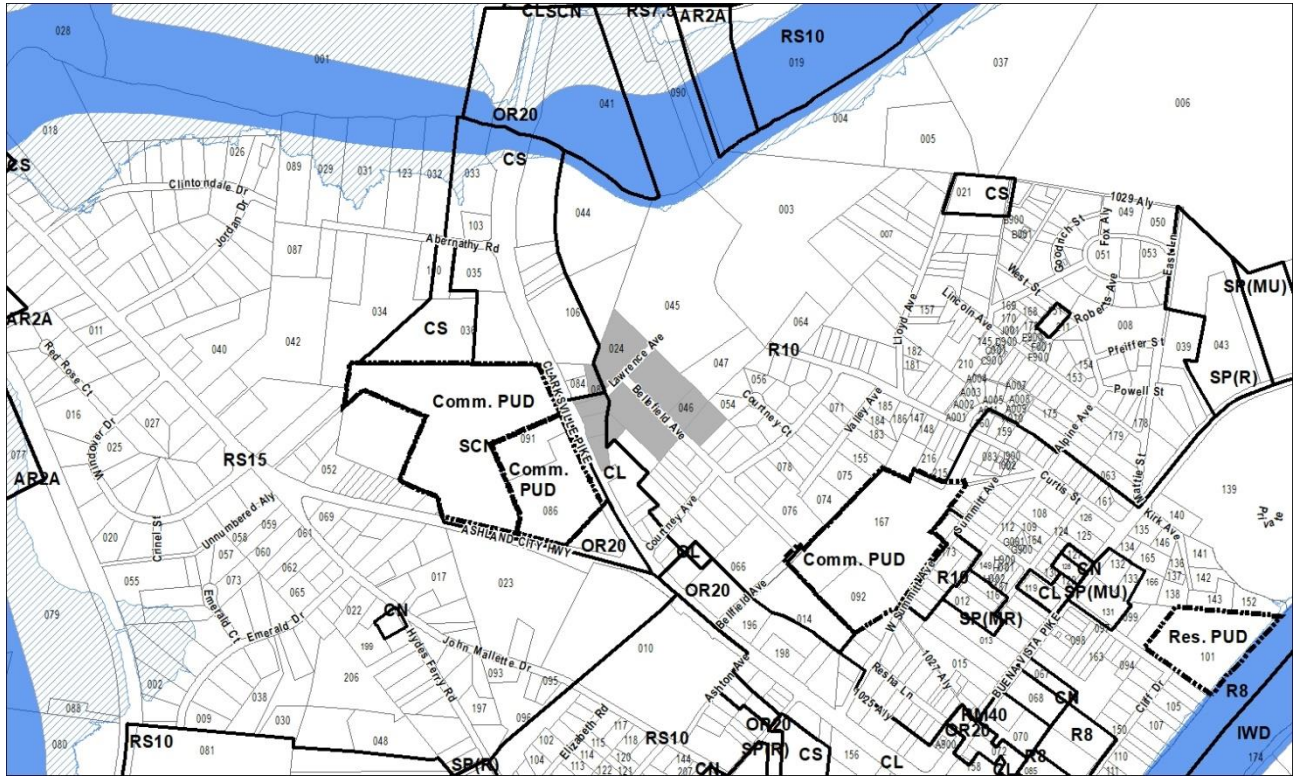
A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by changing from T3 Suburban Neighborhood Evolving (T3 NE) policy to T3 Suburban Mixed Use Corridor (T3 CM) policy for properties located at 3724 Clarksville Pike and Bellefield Avenue (unnumbered), zoned One and Two Family Residential (R10) (4.01 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 24, 2019, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/10/2019



2019SP-066-001

CLARKSVILLE PIKE MIXED USE SP

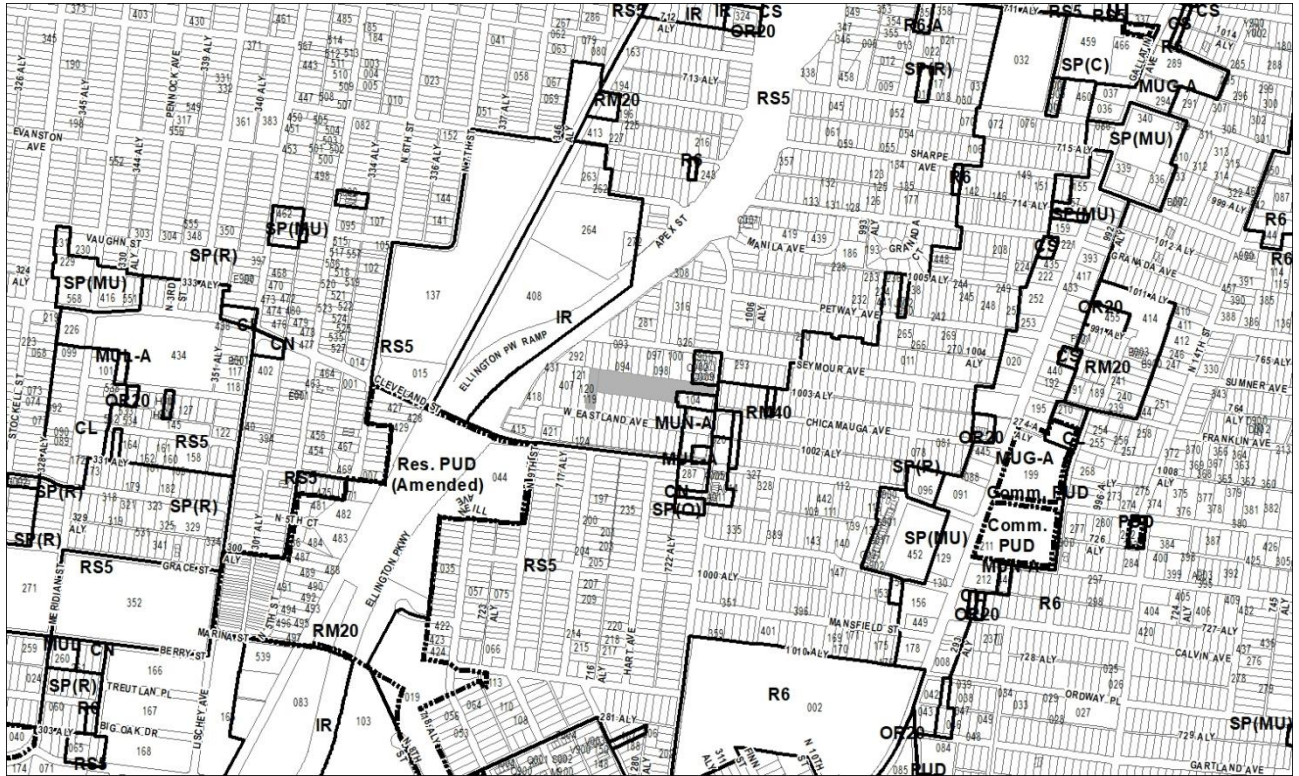
Map 069-12, Parcel(s) 024, 026-029, 044-047, 082

03, Bordeaux - Whites Creek - Haynes Trinity

02 (Kyonzté Toombs)



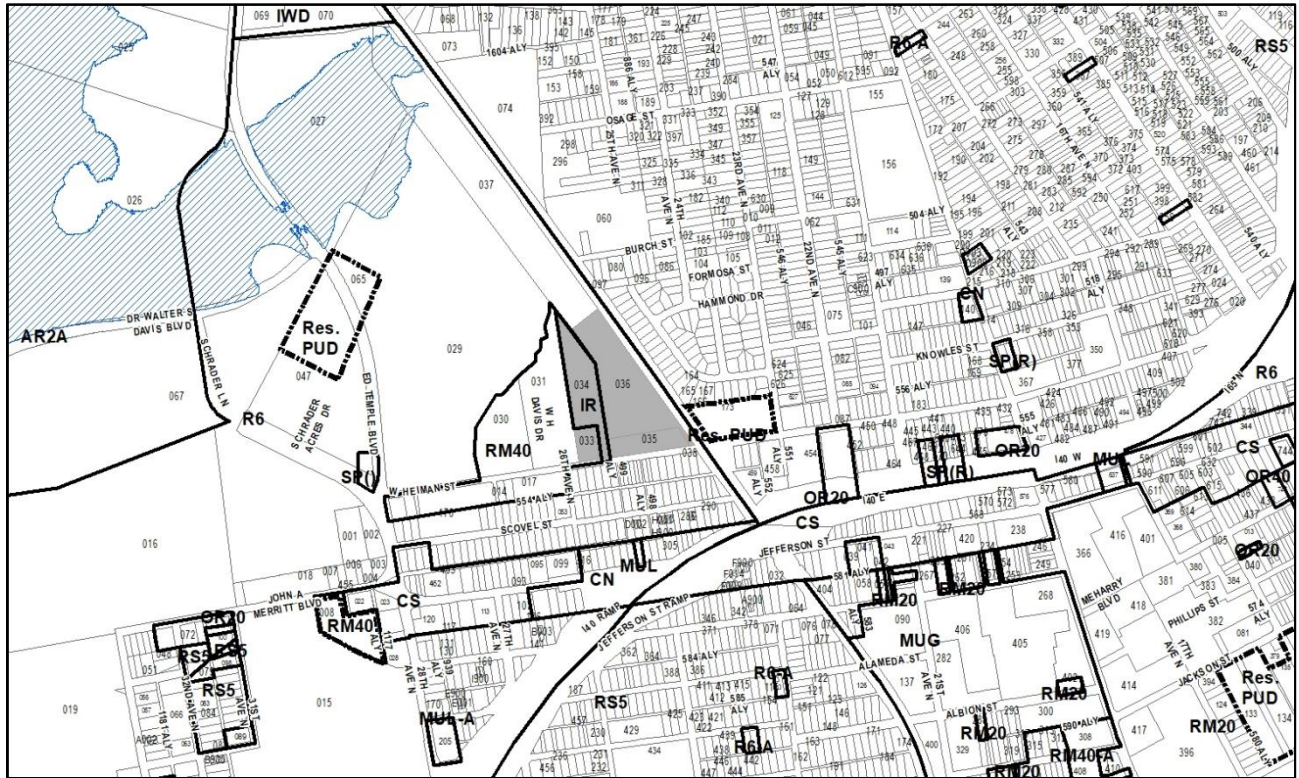
Metro Planning Commission Meeting of 10/10/2019



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



Metro Planning Commission Meeting of 10/10/2019



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



Project No. Specific Plan 2019SP-045-001
Project Name 2500 W. Heiman Street
Council District 21 - Taylor
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, July 18, 2019, and September 12, 2019, Planning Commission meetings. No public hearing was held.

Staff Reviewer Dunnivant
Staff Recommendation *Defer to the November 14, 2019, Planning Commission meeting.*

APPLICANT REQUEST

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

Preliminary SP

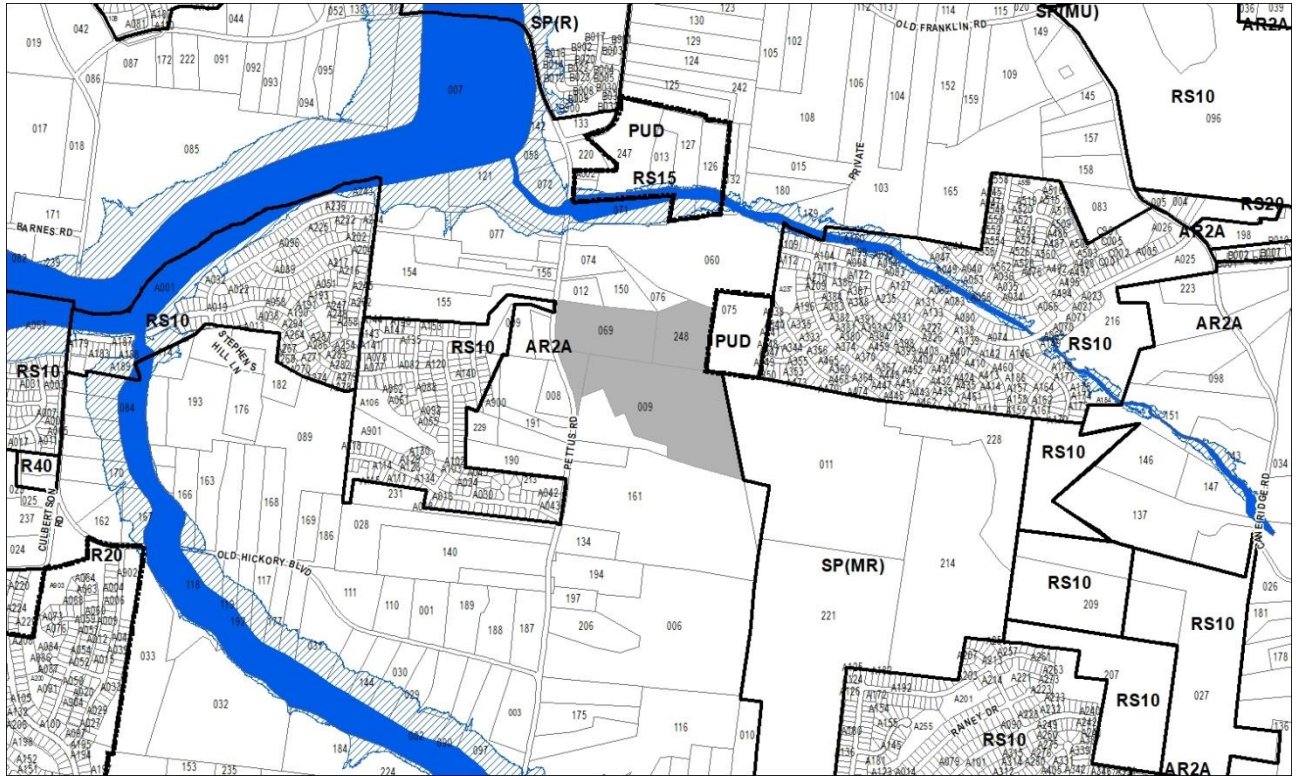
A request to rezone from Multi-Family Residential (RM40), Industrial Restrictive (IR), and One and Two-Family Residential (R6) to Specific Plan – Residential (SP-R) zoning for properties located at 2518, 2500, 2404 West Heiman Street, and Heiman Street (unnumbered), located along the north side of Grace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

STAFF RECOMMENDATION

Staff recommends deferral to the November 14, 2019, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/10/2019



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 September 26, 2019, Planning Commission meetings. No public hearing was held.

Staff Reviewer Napier
Staff Recommendation *Defer to the November 14, 2019, Planning Commission meeting.*

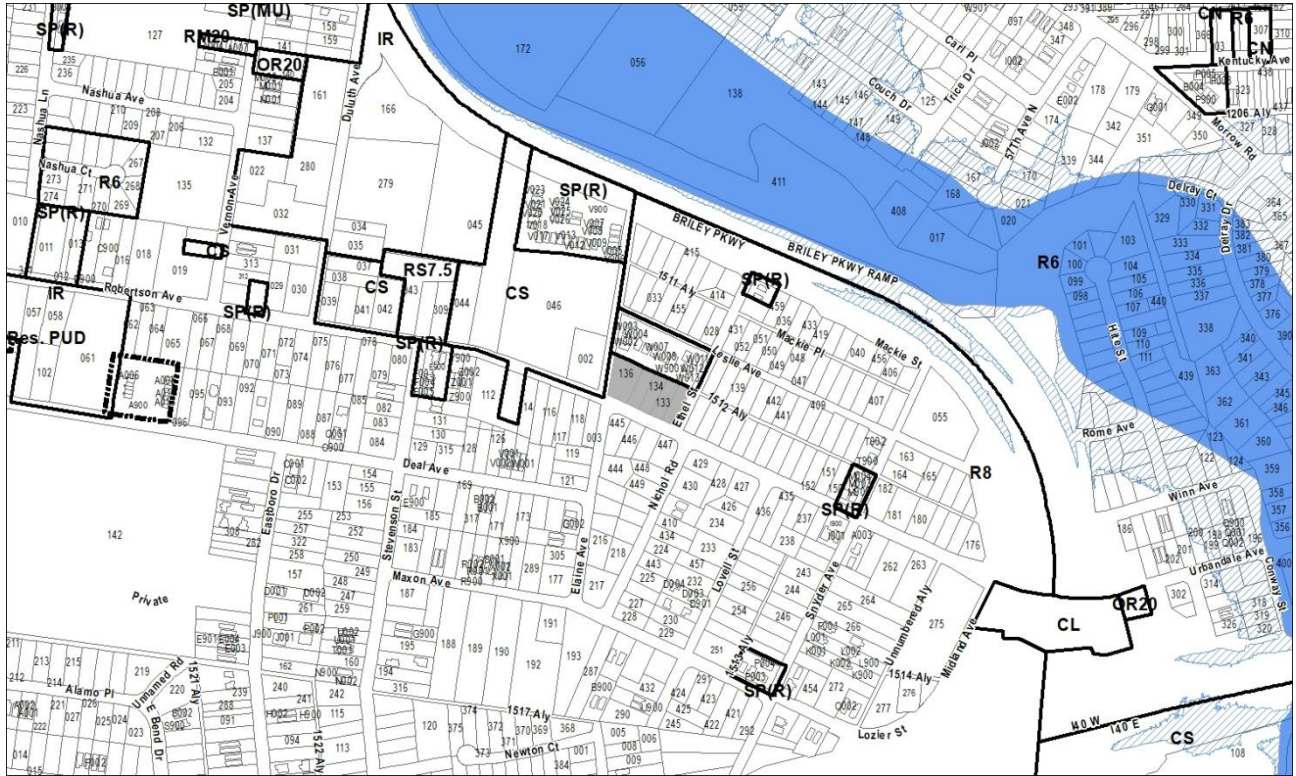
APPLICANT REQUEST
Rezone to SP to permit 137 single residential units.

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 November 14, 2019, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/10/2019



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, September 12, 2019, and September 26, 2019, Planning Commission meetings. No public hearing was held.

Staff Reviewer Lewis
Staff Recommendation *Defer indefinitely.*

APPLICANT REQUEST

Preliminary SP to permit a multi-family development.

Preliminary SP

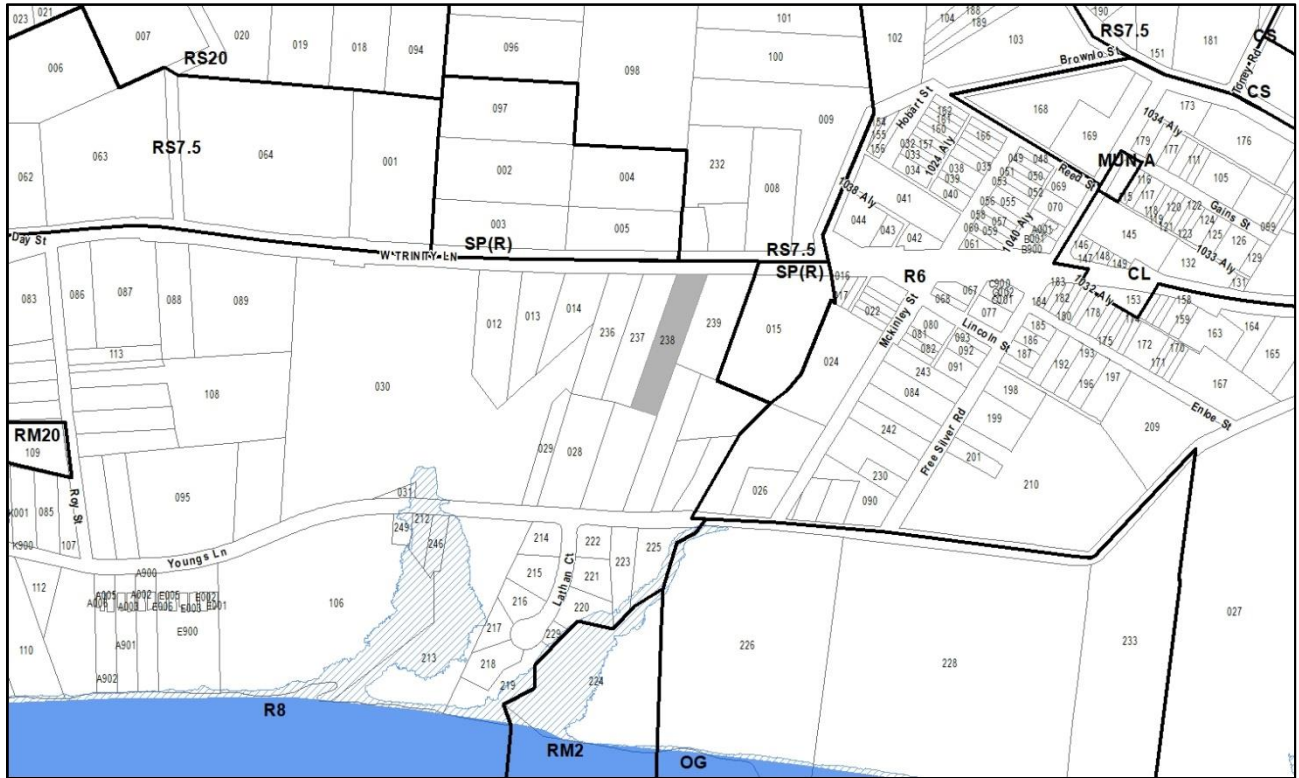
A request to rezone from One and Two-Family Residential (R8) to Specific Plan Residential (SP-R) zoning for properties located at 5824, 5826, 5828, and 5830 Robertson Avenue and Robertson Avenue (unnumbered), at the northeast corner of Sterling Street and Robertson Avenue (1.1 acres), to permit 19 multi-family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

STAFF RECOMMENDATION

Staff recommends indefinite deferral at the request of the applicant.



Metro Planning Commission Meeting of 10/10/2019



2019SP-061-001

832 WEST TRINITY

Map 070-08, Parcel 238

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzté Toombs)



Project No.	Specific Plan 2019SP-061-001
Project Name	832 West Trinity
Council District	02 - Toombs
School District	1 - Gentry
Requested by	Dale and Associates, applicant; MC Gran, LLC, owner.
Deferrals	This item was deferred at the September 26, 2019, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Dunnivant
Staff Recommendation	<i>Defer indefinitely.</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 W Trinity Lane, approximately 1040 feet west of Free Silver Road, (1.0 acres), to permit 14 multi-family residential units.

STAFF RECOMMENDATION

Staff recommends indefinite deferral at the request of the applicant.



Project No. Final Plat 2019S-109-001
Project Name Richards Farms Subdivision
Council District 02 – Toombs
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, September 12, 2019, and September 26, 2019, Planning Commission meetings. No public hearing was held.

Staff Reviewer Napier
Staff Recommendation *Defer indefinitely.*

APPLICANT REQUEST

Final Plat to create up to 11 lots.

Concept Plan

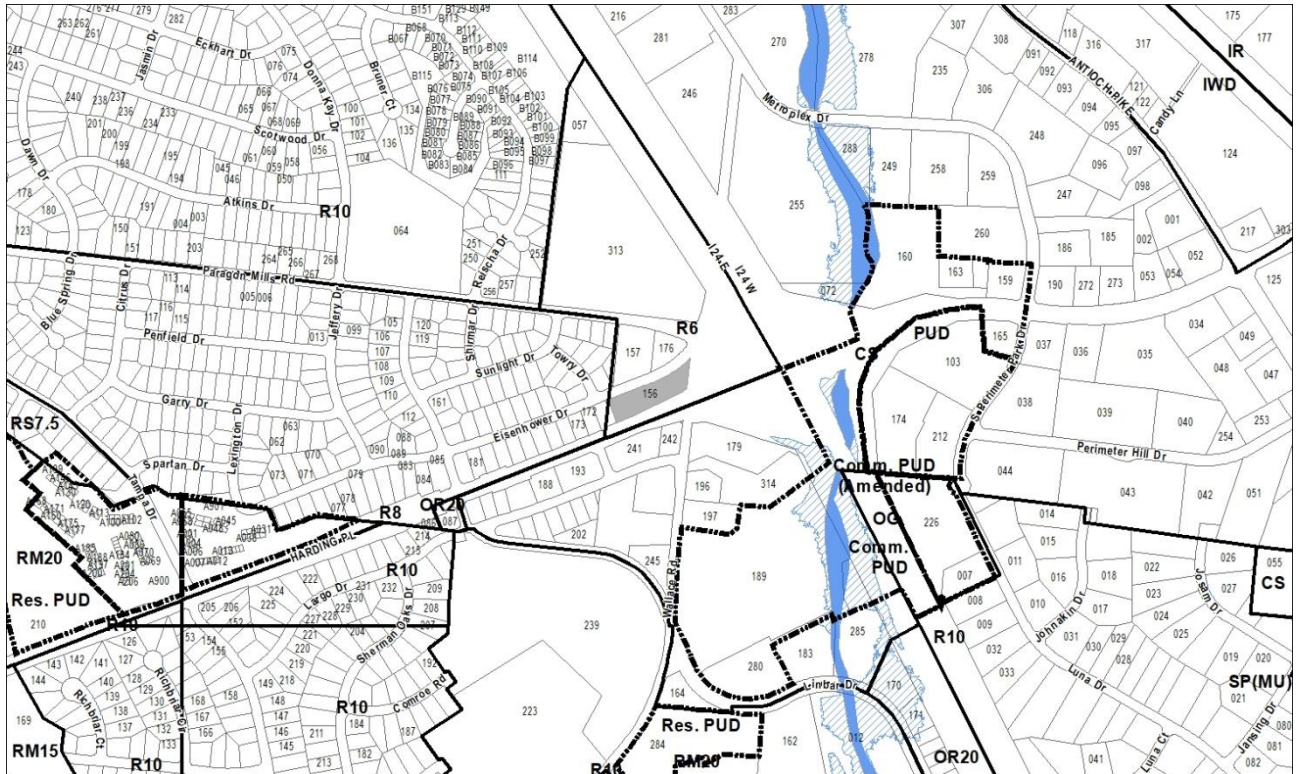
A request for final plat approval to create 11 lots on property located at 1601 East Stewarts Lane and a portion of property at 1501 East Stewarts Lane, approximately 375 feet south of Cedar Grove, zoned Single-Family Residential (RS10) (2.55 acres).

STAFF RECOMMENDATION

Staff recommends indefinite deferral at the request of the applicant.



Metro Planning Commission Meeting of 10/10/2019



2019S-160-001

1242 PROPERTY SOLUTIONS, LLC PROPERTY

Map 134, Parcel(s) 156

12, Southeast

26 (Courtney Johnston)



Project No.	Final Plat 2019S-160-001
Project Name	1242 Property Solutions, LLC Property
Council District	26 – Johnston
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 September 26, 2019 Planning Commission hearings. No public hearing was held.
-----------	---------------------------------------------------------------------------------------------------------------------------------

Staff Reviewer	Lewis
Staff Recommendation	<i>Defer indefinitely.</i>

APPLICANT REQUEST

Final plat to create 8 lots.

Concept Plan

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

STAFF RECOMMENDATION

Staff recommends indefinite deferral at the request of the applicant.



Project No.	Major Plan Amendment 2019-011-003
Project Name	South Nashville Community Plan Amendment
Council District	17 – Sledge
School District	5 – Buggs
Requested by	Metro Nashville Planning Department, applicant; various owners.
Staff Reviewer	Grider
Staff Recommendation	<i>Defer to the October 24, 2019, Planning Commission meeting.</i>

APPLICANT REQUEST

Amend South Nashville Community Plan and Major and Collector Street Plan.

Major Plan Amendment and Major and Collector Street Plan Amendment

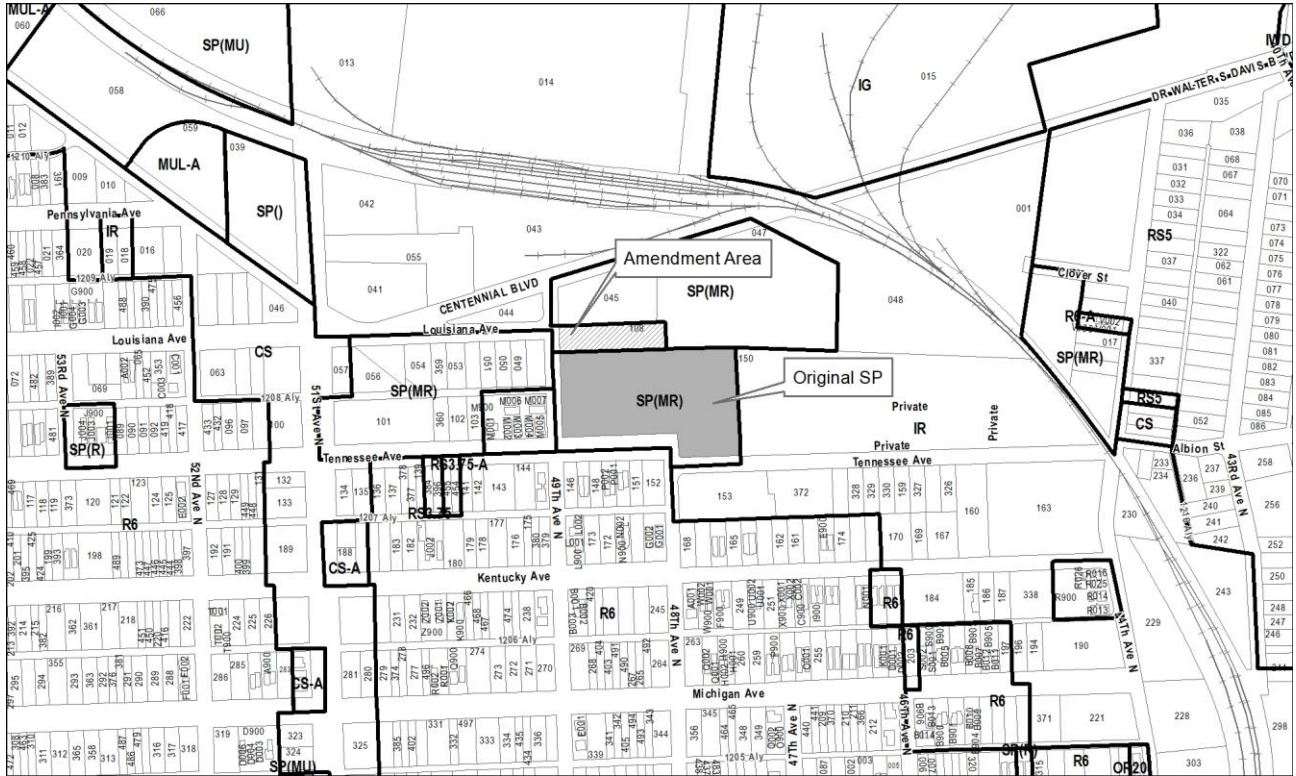
A request to amend the South Nashville Community Plan on various parcels located in Wedgewood Houston and Chestnut Hill and amending the adopted Major and Collector Street Plan designations for various streets.

STAFF RECOMMENDATION

Staff recommends deferral to the October 24, 2019, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/10/2019



2013SP-029-003

49TH and TENNESSEE, PHASE 2 SP (AMENDMENT)

Map 091-07, Parcel(s) 108

07, West Nashville

20 (Mary Carolyn Roberts)



Project No.	Specific Plan 2013SP-029-003
Project Name	49th and Tennessee, Phase 2 SP (Amendment)
Council District	20 - Roberts
School District	1 – Gentry
Requested by	Dale and Associates, applicant; ECG 49TN LLC, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Amend an existing SP to permit 6 additional multi-family units.

Preliminary SP

A request to amend the 49th & Tennessee Specific Plan for property located at 1200 49th Avenue North, approximately 130 feet south of Centennial Boulevard (4.33 acres), to add 6 multi-family residential units for a total of 61 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-Mixed Use (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 permits residential uses.

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.

History

The existing SP was approved by the Metro Planning Commission on December 12, 2013. The SP received approval from Metro Council on March 28, 2014. The original request permitted up to 55 residential dwelling units on 4.12 acres of the site. The current proposal is to add the amendment area into the SP and permit an additional 6 multi-family residential units, for a total of 61 multi-family residential units on the 4.33 acre site.

Plan Details

The approximately 4.33 acre site is located at 1200 49th Avenue North, approximately 130 feet south of Centennial Boulevard. The site is flat and is developed. Development on the site includes the former office for Jackson Masonry. 49th Avenue North is classified as a local street.



Metro Planning Commission Meeting of 10/10/2019

Centennial Boulevard, located 120 to the north, is classified as a major arterial on the Major and Collector Street Plan.

Plan Details

The plan calls for the addition of 6 detached multi-family dwelling units. The additional units will result in a maximum of 61 multi-family residential units within the SP.

The proposed units will be consistent with the units in the original SP area. Five of the units will contain a two car garage. A single unit fronting 49th Avenue North will be served by surface parking at the rear of the unit. Height is limited to 3 stories in 35 feet. Amenity areas shown on the plan include a club house and swimming pool with guest parking located in the rear portion of the site. The existing trees along the northern property line are noted to remain with the development of this site.

Access for the proposed units will be provided through the existing SP; no additional points of access are proposed in the plan. Internal sidewalks have been provided and have a minimum dimension of 5 feet in width. The sidewalks will create an internal network providing pedestrian access to the proposed amenities within the site. A pedestrian connection is also provided to the proposed sidewalks along 49th Avenue North. A sidewalk and grass strip consistent with the standards for a local street will be provided along the frontage of 49th Avenue North.

ANALYSIS

The plan is consistent with the T4 MU policy, whereas the existing zoning IR zoning on this portion of the site is in conflict with the goals of the policy. The T4 MU policy is intended to enhance urban mixed use neighborhoods by providing a greater mix of higher density and mixed use development. The plan calls for 6 additional dwelling units. The plan and architectural standards are consistent with the urban nature of the policy and the architectural requirements within the existing SP. The SP will further enhance the pedestrian realm along 49th Avenue North by placing parking away from the frontage of the site.

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.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a preliminary SP Amendment. Prior to Final Site Plan/SP approval, confirmation of capacity reservation for the additional units and update to the Variance for private sewer/water and Letter of Responsibility to include the proposed additional units.

STORMWATER RECOMMENDATION

Approve



Metro Planning Commission Meeting of 10/10/2019

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 with conditions

- Temporary construction drive off 49th Ave shall be scarified at completion of phase 2.

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)	0.50	0.6 F	13,068 SF	23	3	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	0.50	-	6 U	44	3	4

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+21	0	+1

METRO SCHOOL BOARD REPORT

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

Projected student generation existing SP-R district: 1 Elementary 0 Middle 0 High

The proposed SP-R zoning is expected to generate 1 additional student 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

- Permitted uses shall be limited to a maximum of 61 multi-family residential units. Short term rental property owner-occupied and short term rental property not-owner occupied shall be prohibited.
- All applicable conditions of council bill BL2014-659 will remain in effect with the approval of the amendment to the existing SP.
- No encroachments into the required setbacks shall be permitted.

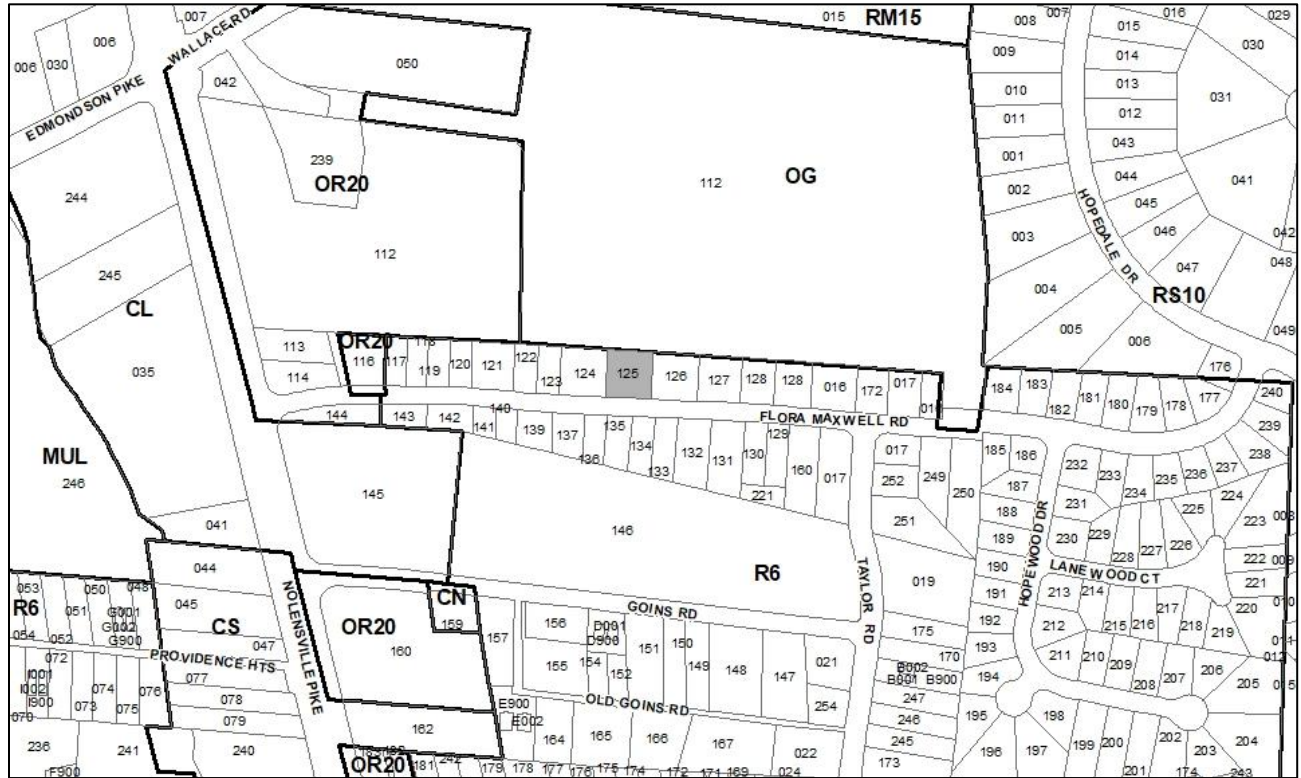


Metro Planning Commission Meeting of 10/10/2019

4. A revised copy of the preliminary plan shall be submitted which notes the required setbacks consistent with the setback distances shown on the site plan.
5. The dumpster enclosure shall be located outside of the required setback to the extent possible. The dumpster shall be fully screened from view and landscape screening shall be provided surrounding the enclosure.
6. Comply with all conditions and recommendations of Metro 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 RM20 zoning district as of the date of the applicable request or application.
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.
10. 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 10/10/2019



2018SP-018-001

325 FLORA MAXWELL ROAD SP

Map 147-07, Parcel(s) 125

12, Southeast

30 (Sandra Sepulveda)



Project No.	Specific Plan 2018SP-018-001
Project Name	325 Flora Maxwell Road SP
Council District	30 - Sepulveda
School District	2 – Elrod
Requested by	S and H Group, LLC, applicant; Pillars Development, LLC, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Rezone from R6 to SP-R to permit 4 residential units.

Preliminary SP

A request to rezone from One and Two-Family (R6) to Specific Plan-Residential (SP-R) zoning on property located at 325 Flora Maxwell Road, approximately 730 feet east of Nolensville Pike (0.23 acres), to permit 4 multi-family residential units.

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 1 duplex lot for a total of 2 units.

Proposed Zoning

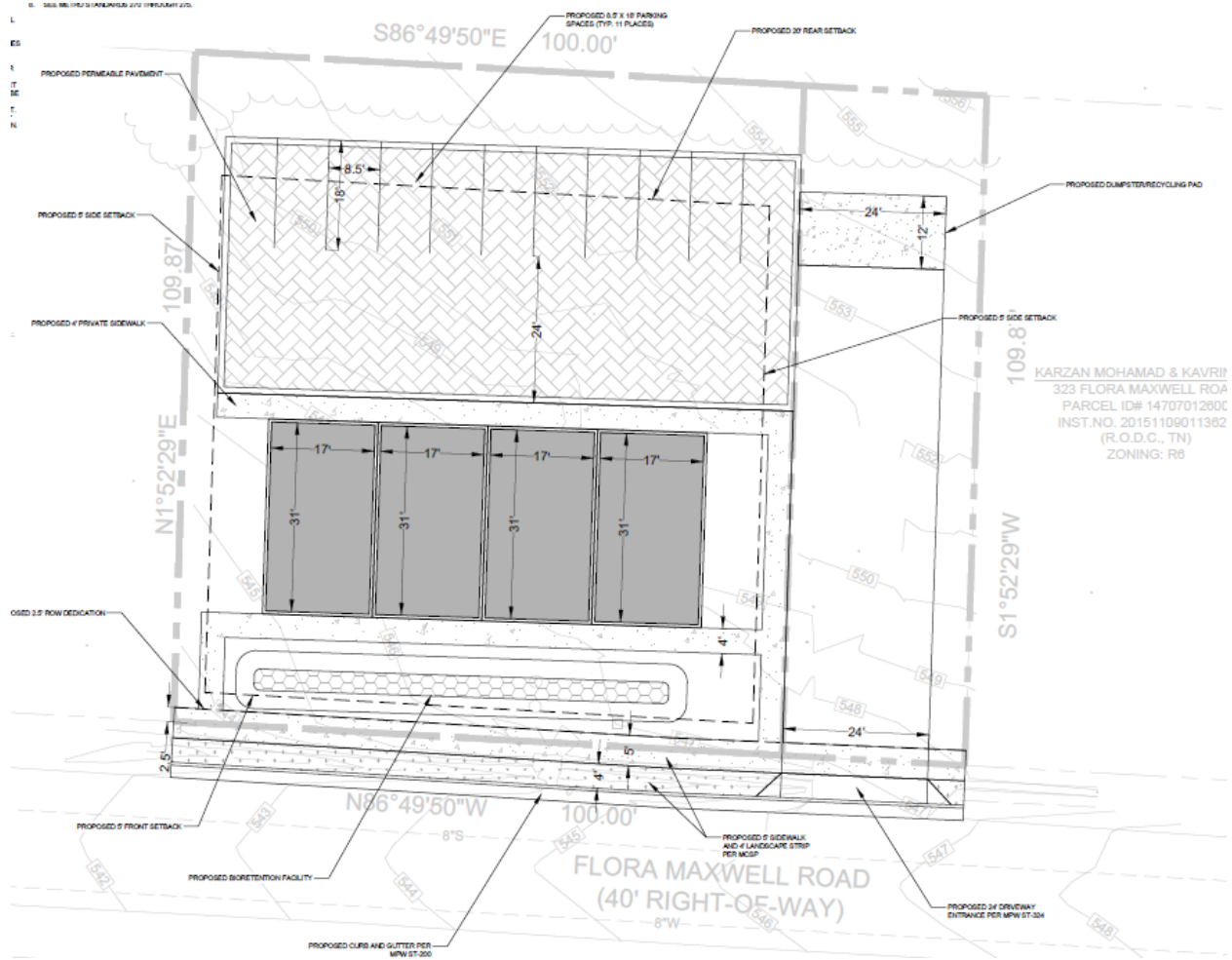
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building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

SOUTHEAST 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.



Metro Planning Commission Meeting of 10/10/2019



Proposed Site Plan



Metro Planning Commission Meeting of 10/10/2019

PLAN DETAILS

This request is composed of a single property totaling approximately 0.23 acres with frontage on Flora Maxwell Road. The surrounding area consists of a variety of single-family, commercial, office and religious institution uses. There is also a variety of zoning districts in the immediate area including residential, commercial, office and mixed-use.

Site Plan

The plan calls for a maximum of 4 multi-family residential units with an overall density of approximately 15 units per acre. As proposed all units front Flora Maxwell Road. The units are noted with a maximum height of 45 feet. Planning staff recommends a condition limiting the height to 35 feet given the size of the property and the impact the proposed height would have upon the surrounding structures.

Vehicular access is proposed from an access easement to the east of the proposed structures. All units will be served by surface parking located at the rear of the site. A total of 11 parking spaces are provided. The plan calls for a five foot sidewalk and four foot planting strip along the entire frontage of Flora Maxwell Road. A small sidewalk network will be provided on the site, connecting the units to the public sidewalk along Flora Maxwell. The plan provides architectural standards pertaining to, but not limited to, glazing, materials, raised foundations

ANALYSIS

As proposed the plan is consistent with the T3 NE policy. The proposed plan provides a transition from the adjacent T4 CC policy area to the north of the site to the surrounding neighborhood. The plan provides an additional housing option in an area that primarily contains single-family homes on individual lots. The site is located within 730 feet of a Nolensville Pike, a major arterial street, which contains MTA service. MTA service will provide an alternative method of transit for future residents. The plan will provide a sidewalk which will act as the beginning of a sidewalk network within the neighborhood.

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

- The applicant must submit for, and receive approval of, a variance for the proposed shared private sewer system, prior to Final SP approval. This variance package must contain a Letter Of Responsibility, and must match the Final Site Plan/SP plans. If the private sewer service line is to be an 8-inch, as shown on these plans, than a public manhole at the sewer tap point is required. If so, than public sewer construction plans for this manhole must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.



Metro Planning Commission Meeting of 10/10/2019

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

TRAFFIC AND PARKING RECOMMENDATION

Approve

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)	0.32	7.26 D	2 U	19	2	3

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)	0.32	-	4 U	39	4	5

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

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

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 1 Elementary 0 Middle 0 High

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

The proposed SP-R zoning is not expected to generate any additional students beyond what is typically generated under the existing RS10 zoning district. Students would attend Norman Brinkley Elementary, Croft Middle School, and Overton High School.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

- Permitted uses shall be limited to a maximum of 4 multi-family residential units. Short term rental property – owner occupied and short term rental property – not-owner occupied shall be prohibited.
- Height shall be limited to a maximum of 35 feet, as defined by the Metro Code.
- A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

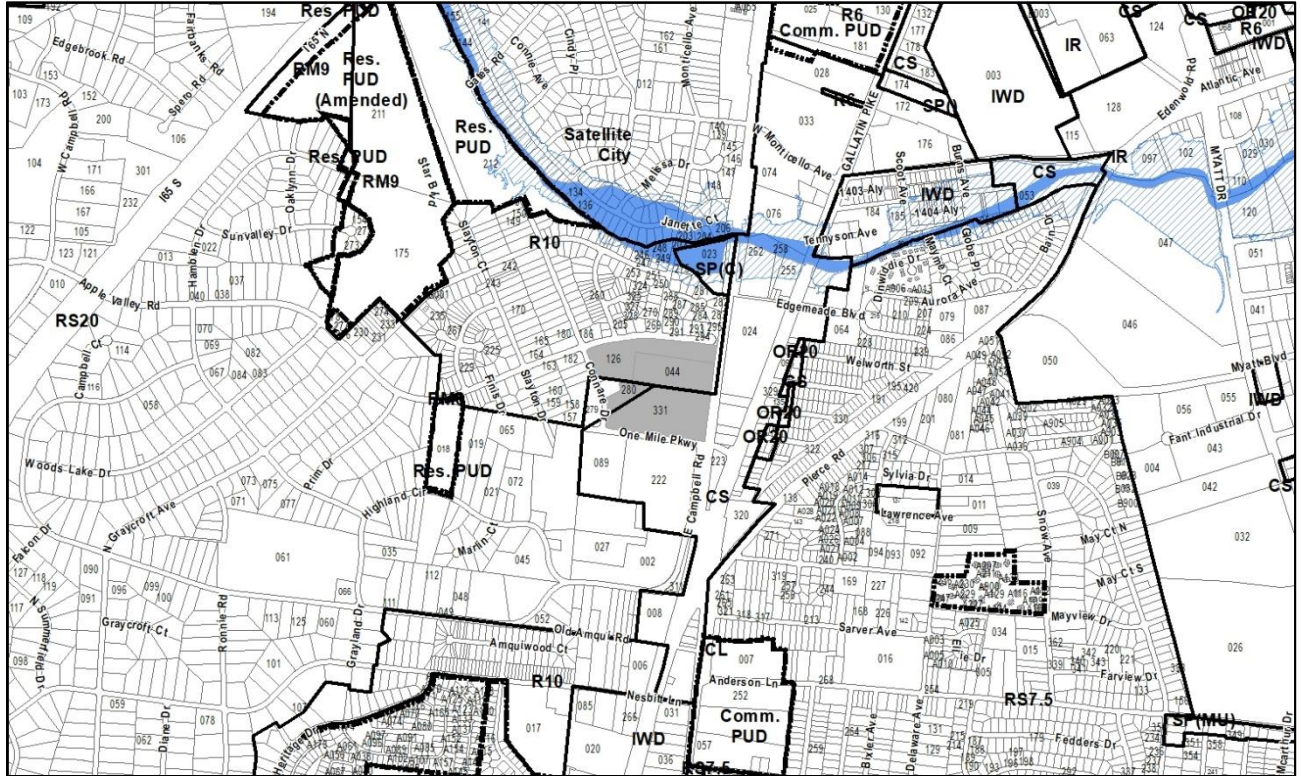


Metro Planning Commission Meeting of 10/10/2019

4. 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 RM15 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
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. 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 10/10/2019



2019SP-059-001

DRY CREEK STATION SP

Map 033, Parcel 126

Map 033-16, Parcel 280

Map 034, Parcel 044

Map 034-13, Parcel 331

4, Madison

10 (Zach Young)



Project No.	Specific Plan 2019SP-059-001
Project Name	Dry Creek Station SP
Council District	10 - Young
School District	3 - Speering
Requested by	Catalyst Design Group, applicant; Grand Prix, LLC, and Lyman T. and Judith G. Davis, Jr., owners.
Staff Reviewer	Dunnivant
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Zone change from CS, R10, and RS20 to SP-R zoning.

Preliminary SP

A request to rezone from Commercial Service District (CS), One and Two-Family Residential District (R10), and Single-Family Residential (RS20) to Specific Plan-Mixed Residential (SP-MR) zoning for properties located at Gallatin Pike (unnumbered), 320 Connare Drive, and 110 One Mile Parkway, at the southeast corner of Apple Valley Road and Connare Drive, (21.81 acres), to permit 442 multi-family residential units.

Existing Zoning

Commercial Service District (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses (9.15 acres).

One and Two-Family Residential District (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 52 lots with 12 duplex lots for a total of 64 units (11.34 acres).*

Single-Family Residential District (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *RS20 would permit a maximum of 2 units (1.32 acres).*

Proposed Zoning

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



Metro Planning Commission Meeting of 10/10/2019

MADISON 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.

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

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.

PLAN DETAILS

The site is located on the northern end of Madison and just east of Gallatin Pike to the west. The site is comprised of 4 vacant properties totaling 21.81 acres. Surrounding land uses are primarily commercial and industrial to the south, vacant to the north, and residential to the east and west.

The plan proposes a residential development of 442 multi-family units in the form of stacked flats and townhomes. Sample elevations have been provided for the stacked flack units, which are proposed to be 3 stories in height. The townhome units are proposed to be a maxim of 2 stories in 30 feet. A raised foundation will be required for all residential units along public street frontages.

The plan includes a clubhouse, swimming pool, and bio-retention area in the center of the site. Additional open space is located throughout the site, including a publically accessible walking trail at the corner of Connare and Apple Valley. Surface parking will be provided internally throughout the site. The plan includes internal sidewalks throughout, 54 bicycle parking spaces, and a multi-use path along the rail road.



Metro Planning Commission Meeting of 10/10/2019

ANALYSIS

The plan proposes intensity of development which is consistent with both the T3 NE and T3CM policy areas, at this location. The buildings address the street, with parking located internally which is consistent with the design principles laid out in the policies. A sidewalk connection is being provided through the site, creating a more walkable area and providing direct connection for existing residents to better access services along Gallatin Pike. Providing a diversity of housing at this location supports the existing businesses along Gallatin Pike as well as current and planned transit services.

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

PUBLIC WORKS DEPARTMENT 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.

STORMWATER DEPARTMENT RECOMMENDATION

Approve with conditions

- Offsite improvements may be required (along RR).

WATER DEPARTMENT RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Sanitary sewer capacity must be reserved prior to Final Site Plan/SP approval (see Permit No. T2019031584). Water provided by the Madison Suburban Utility District

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

Developer shall construct the following roadway improvements:

- Both site access drives should include sufficient width for a minimum of one (1) entering lane and one (1) exiting lane. A 'Stop' sign (R1-1) and stop bar should be installed on the egress approach.
- Sidewalks should be installed along the east side of Connare Drive and the south side of Apple Valley Road such that sidewalk spans the entire length of the property frontage.



Metro Planning Commission Meeting of 10/10/2019

- Considerations should be taken by the proposed development for travel demand management, including free introductory passes for transit service to residents and/or a kiosk including transit/rideshare information located in the leasing office.
- If construction is feasible within the existing right-of-way, pedestrian landings with ADA-compliant curb ramps should be installed on the northeast and northwest corners of the intersection of Gallatin Pike North and One Mile Parkway. Developer shall install ped signals at ped crossings as necessary.
- The south side of Apple Valley Road should be striped to include on-street parking along the property frontage or construct bulb in parking to allow a minimum of 2 travel lanes if on street parking is allowed on the opposing side of Apple Valley Rd.
- Adjacent to the project site, the travel lanes along Apple Valley Road should be marked as shared bicycle lanes in both directions.
- Provide parking per metro code.

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)	9.15	0.6 F	239,144 SF	15179	761	1636

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	11.34	-	113 U	1164	86	115

*Based on two-family lots

Maximum Uses in Existing Zoning District: **RS20**

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)	1.32	-	2 U	19	2	2

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)	-	-	396 U	2953	177	202

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
Residential Townhouse (230)	-	-	46 U	307	23	30



Metro Planning Commission Meeting of 10/10/2019

Traffic changes between maximum: CS, R10, RS20 and SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-13102	-649	-1521

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 5 Elementary 5 Middle 4 High
Projected student generation existing RS20 district: 0 Elementary 0 Middle 0 High
Projected student generation proposed SP-R district: 97 Elementary 75 Middle 49 High

The proposed SP-R zoning will generate 207 more student than the existing R10 and RS20 zoning district. Students would attend Old Center Elementary School, Goodlettsville Middle School, and Hunters Lane High School.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

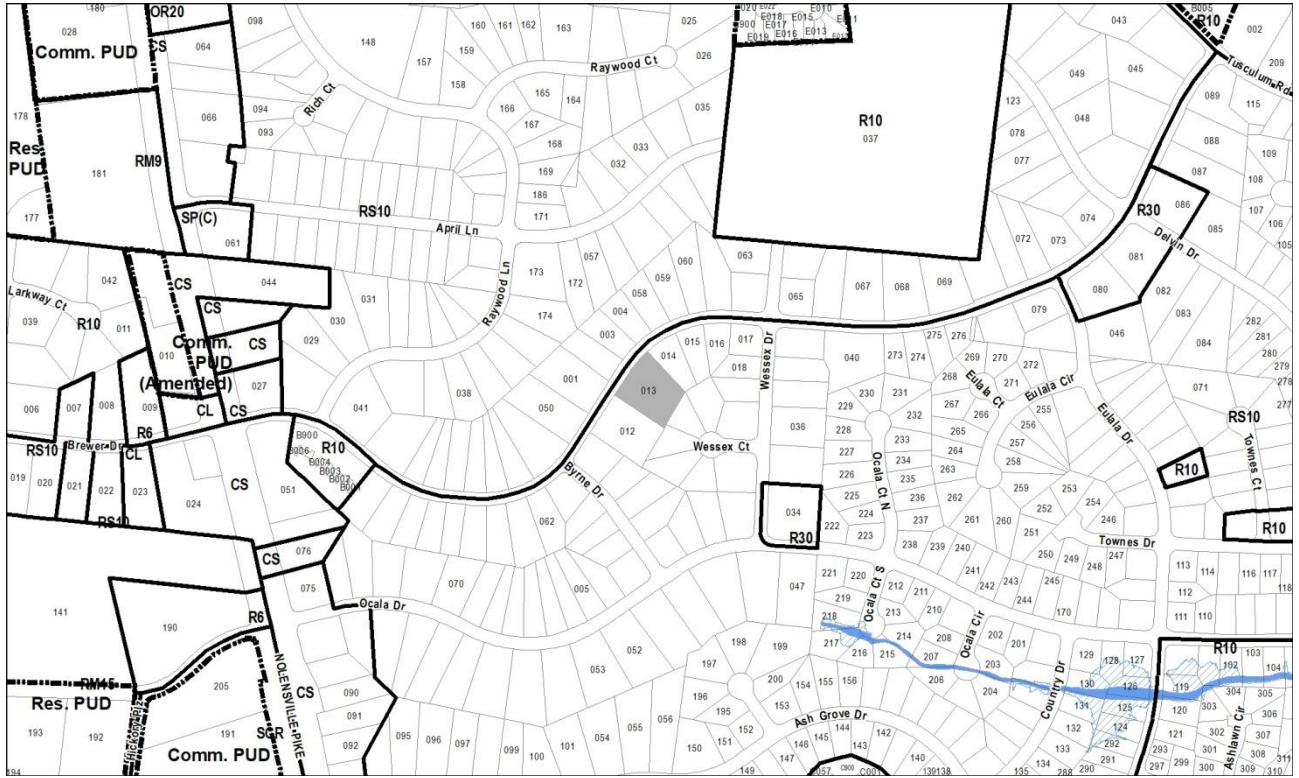
1. Permitted uses shall be limited to a maximum of 442 multi-family residential units. Short term rental property – owner occupied and short term rental property – not-owner occupied shall be prohibited.
2. Remove all references to mixed-use or nonresidential use.
3. Finalized elevations shall be submitted with the final site plan.
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. 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. 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.
7. Comply with all conditions and requirements of Metro reviewing agencies.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or 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.



SEE NEXT PAGE



Metro Planning Commission Meeting of 10/10/2019



2019S-188-001

Lot 70 Southwood Subdivision

Map 162-05, Parcel(s) 013

12, Southeast

27 (Robert Nash)



Project No.	Final Plat 2019S-188-001
Project Name	Lot 70 Southwood Subdivision
Council District	27 - Nash
School District	2 – Rachel Anne Elrod
Requested by	Delta Associates Inc., applicant; Jake Dickerson and Holly Dickerson, owners.
Staff Reviewer	Elliott
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Final plat approval to create two lots.

Subdivision Request

A request for final plat approval to create two lots for property located at 359 Brewer Drive, approximately 300 feet northeast of Byrne Drive, zoned Single-Family Residential (RS10) (0.91 acres).

Existing Zoning

Single-Family Residential (RS10) requires a minimum 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 3 single-family lots based on acreage alone. Application of the Metro Subdivision Regulations may result in fewer lots.*

Community Character Manual Policy

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

PLAN DETAILS

This request is for final plat approval to create two lots located at 359 Brewer Drive. This parcel currently contains one single-family dwelling unit on 0.91 acres of land.

ANALYSIS

Section 3-5.2 of the Subdivision Regulations establishes criteria for reviewing infill subdivisions and for determining their compatibility in Neighborhood Maintenance policies.

Zoning Code

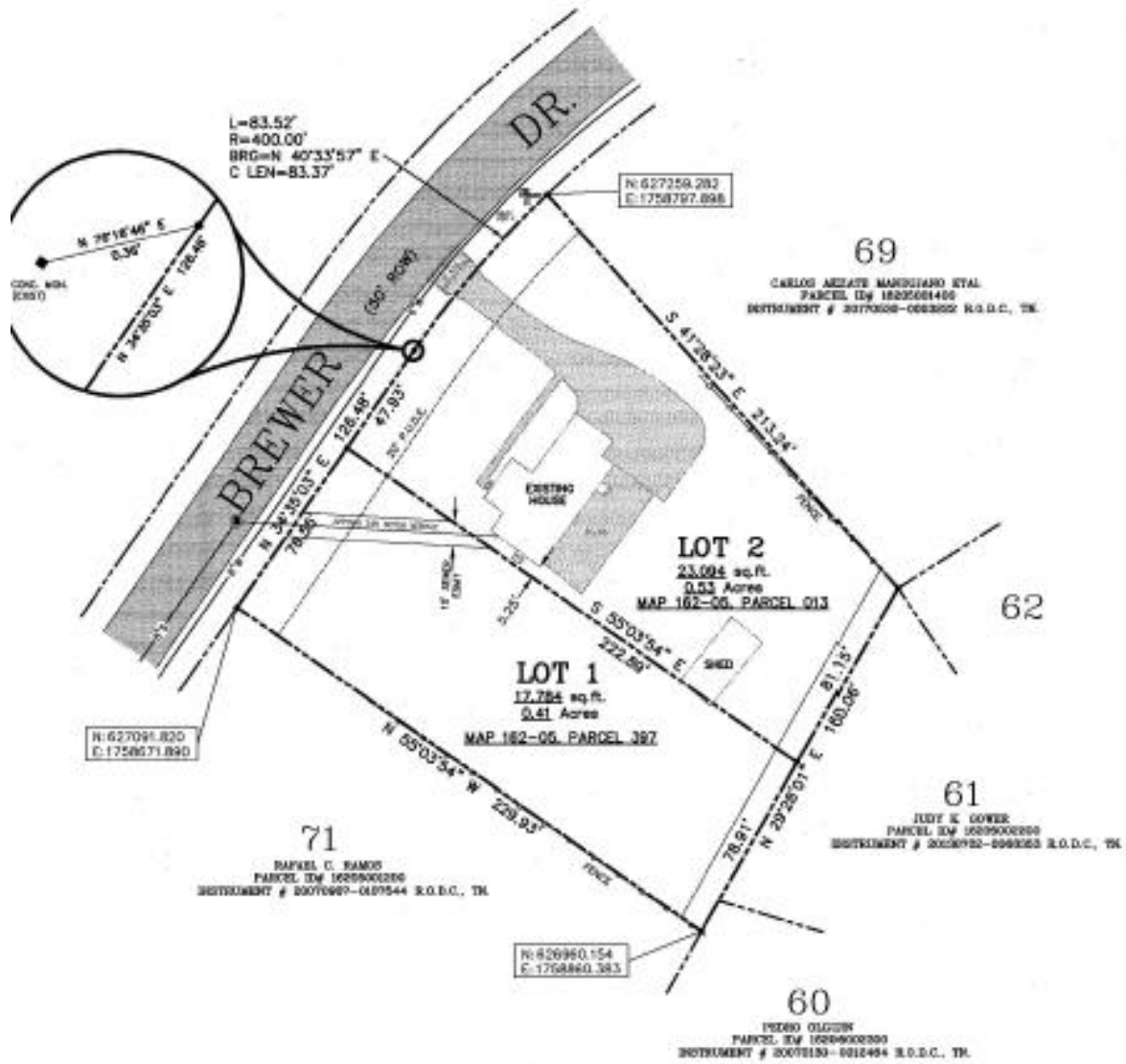
The proposed lots meet the minimum standards of the RS10 zoning district.

Street Frontage

The proposed lots have frontage on a public street.



Metro Planning Commission Meeting of 10/10/2019





Metro Planning Commission Meeting of 10/10/2019

Community Character

Lot frontage analysis: the proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater.

An analysis of the surrounding properties results in a minimum frontage requirement of 103 feet. Lot 2 is proposed to comply with the minimum lot frontage compatibility standard and exceed the minimum 103 feet of frontage. Lot 1 does not comply with the minimum lot frontage compatibility standard and is proposed to have less than 103 feet of frontage.

Lot 1 Frontage	
Proposed Frontage	78.55 ft.
Minimum Frontage	103 ft.
70% Average	87 ft.

Lot 2 Frontage	
Proposed Frontage	131.45 ft.
Minimum Frontage	103 ft.
70% Average	87 ft.

Lot area analysis: the proposed lots must have a total area either equal to or greater than 70% of the average area of surrounding parcels or equal to or greater than the surrounding lot with the least amount of area, whichever is greater.

An analysis of the surrounding properties results in a minimum lot area requirement of 14,636 square feet. Lot 1 is proposed to be 17,784 square feet and Lot 2 is proposed to be 23,094 square feet. Both lots meet the minimum lot area compatibility standard.

Lot 1 Area	
Proposed Size	17,784 sq. ft.
Minimum Size	13,939 sq. ft.
70% Average	14,636 sq. ft.

Lot 2 Area	
Proposed Size	23,094 sq. ft.
Minimum Size	13,939 sq. ft.
70% Average	14,636 sq. ft.

Street setbacks: Future structures would have to comply with setbacks as established by Metro Zoning Code.

Lot orientation: Orientation of proposed lots is consistent with the surrounding parcels.

Harmonious Development

If the proposed subdivision meets subsections a, b, c and e of Section 3-5.2 within Subdivision Regulations, the Planning Commission following a public hearing in accordance with the Planning Commission Rules and Procedures, may consider whether the subdivision can provide for the harmonious development of the community by otherwise meeting the provisions of TCA 13-4-303(a). In considering whether the proposed subdivision meets this threshold, the Commission shall specifically consider the development pattern of the area, any unique geographic, topographic and environmental factors, and other relevant information. The Commission may place reasonable conditions, as outlined in Section 3-5.6, necessary to ensure that the development of the subdivision addresses any particular issues present in an infill subdivision and necessary to achieve the objectives as stated in TCA 13-4-303(a).

Staff finds that the lots resulting from the proposed final plat would achieve harmonious development with the development pattern of the surrounding properties.



Metro Planning Commission Meeting of 10/10/2019

While the proposed frontage of Lot 1 does not meet the compatibility standards, the proposed frontage is consistent with the lot frontages of the lots directly across the street and with lots further to the west and east of the subject property on the same side of the street. The compatibility analysis encompasses a curvature of the road which gives the lots to the north a larger frontage than other lots in the neighborhood of similar size. Staff is recommending conditions to better ensure the subdivision of this property results in harmonious development.

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Prior to issuance of building permits the required Sewer Capacity fees must be paid for lot 1.

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be limited to a driveway a maximum of 16 feet wide between the primary structure and the street.



SEE NEXT PAGE



Metro Planning Commission Meeting of 10/10/2019



2019S-190-001

KIRK ROBERT SEATON PROPERTY

Map 025, Parcel(s) 042, 141

02, Parkwood – Union Hill

03 (Jennifer Gamble)



Project No.	Final Plat 2019S-190-001
Project Name	Kirk Robert Seaton Property
Council District	03 - Gamble
School District	3 - Speering
Requested by	DBS & Associates, applicant; Eli Bates & Timothy Drowns, owners.
Staff Reviewer	Lewis
Staff Recommendation	<i>Defer to the November 14, 2019, Planning Commission meeting.</i>

APPLICANT REQUEST

Final plat approval to create six lots.

Final Plat

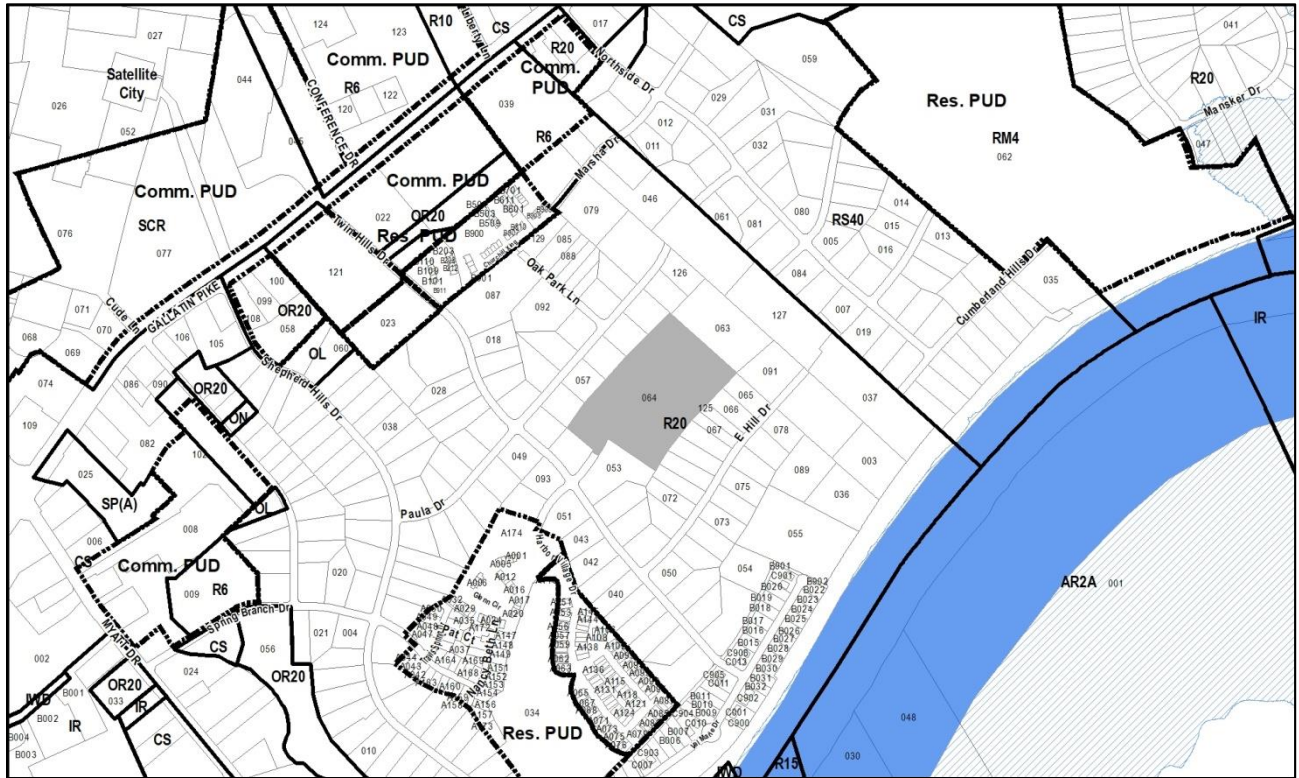
A request for final plat approval to create six lots on properties located at 115 Hills Hollow Road and Hills Hollow Road (unnumbered), approximately 150 feet west of Dry Creek Road, zoned One and Two-Family Residential (R20) (7.16 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the November 14, 2019, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 10/10/2019



2019S-193-001
SPRING BRANCH CLUSTER SUBDIVISION
Map 034-03, Parcel 064
4, Madison
10 (Zach Young)



Project No.	Concept Plan 2019S-193-001
Project Name	Spring Branch Cluster Subdivision
Council District	10 - Young
School District	3 - Speering
Requested by	Catalyst Design Group, applicant; The Whitney Wilson Revocable Trust, owner.
Staff Reviewer	Dunnavant
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Concept plan approval to create 18 cluster lots and 5 duplex lots for a total of 28 units.

Concept Plan

A request for concept plan approval to create 18 cluster lots and 5 duplex lots for a total of 28 units on property located at Spring Branch Drive (unnumbered), at the current terminus of Spring Branch Drive, zoned One and Two-Family Residential (R20) (12.6 acres).

Existing Zoning

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. *R20 would permit a maximum of 29 lots with 7 duplex lot for a total of 36 units.*

Community Character Manual Policy

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

HISTORY

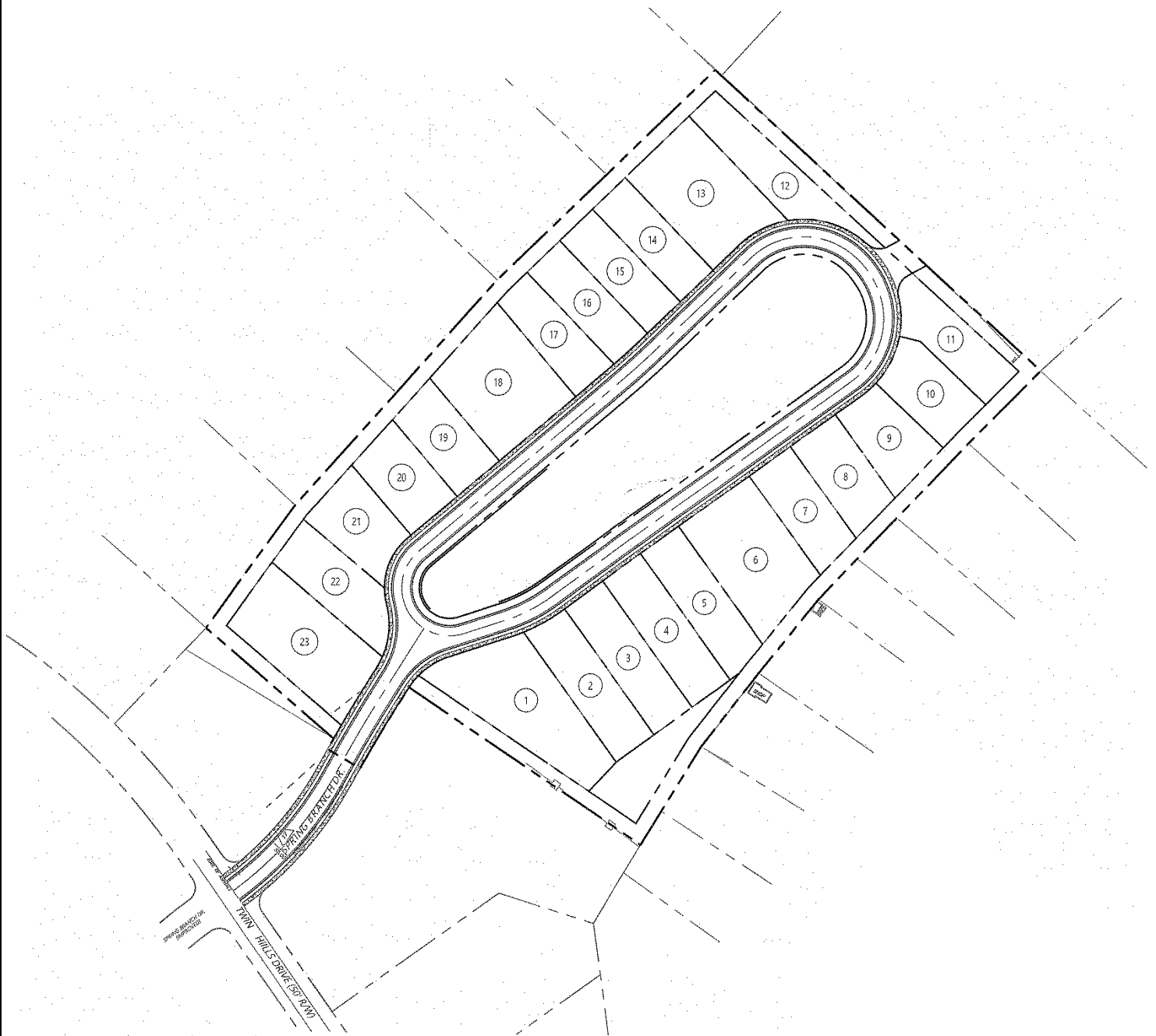
A concept plan to create 24 lots with 5 duplex lots for a total of 29 units was previously filed to Metro Planning in June 2005. The case went to the Metro Planning Commission on December 12, 2006 and was approved with conditions. As the applicant did not move forward with development plans or a final plat within the timeframes outlined in the Metro Subdivision Regulations, the original concept plan has expired. The applicant is currently seeking approval of a new concept plan under the current Metro Subdivision Regulations.

PLAN DETAILS

The 12.6 acre site is located in the Madison area just south of Vietnam Veterans Boulevard. The plan proposes 18 single-family residential cluster lots and 5 duplex lots for a total of 28 units on property located at Spring Branch Drive. Lots range in size from 10,054 square feet to a little over 23,000 square feet.



Metro Planning Commission Meeting of 10/10/2019



Proposed Concept Plan



Metro Planning Commission Meeting of 10/10/2019

All lots front and are accessed by a new public road, an extension of Spring Branch Drive, which connects to Twin Hills Drive. There is a future roadway extension proposed at the east end of the site. A standard type C landscape buffer is proposed on all sides of the site and open space is proposed in the middle of the site and on the southwest corner of the site at a total of 2.26 acres. A central open space is provided, which will also serve as bioretention area.

ANALYSIS

The cluster lot option in the Zoning Code allows for flexibility of design, the creation of open space, and the preservation of natural features in residential zoning districts. To promote creative designs, cluster lots are allowed to contain less than area than what is required by the base zoning district. The minimum lot area within a cluster subdivision can be reduced down two smaller base zone districts.

This concept plan includes 18 cluster lots under the R10 zoning, two reductions from the underlying R20 zoning, and 5 duplex lots under the R20 zoning. In cluster lot subdivisions, a minimum of 15% of the development must be set aside as open space. This development includes 3.6 acres of common open space which is 29% of the site gross acreage. The plan meets the requirements of the Subdivision Regulations and Zoning Code for a cluster lot subdivision.

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. Aerial Fire Apparatus access shall be provided for any structure 30 feet or greater in height. Fire lane signage shall be provided in accordance with IFC D103.6.
- Limited building detail, and/ or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process.
- Per Metro Ordinance all buildings/ homes shall be within 500' of a fire hydrant via approved fire department access route.

PUBLIC WORKS RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- An access study may be required at development to determine appropriate traffic control.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a concept plan only with respect to sanitary sewer. Prior to final site plan/SP approval, sanitary sewer capacity must be reserved, any public sanitary sewer plans or



Metro Planning Commission Meeting of 10/10/2019

private sewer site utility plans must be submitted and approved. Water provided to this site by the Madison Suburban Utility District.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

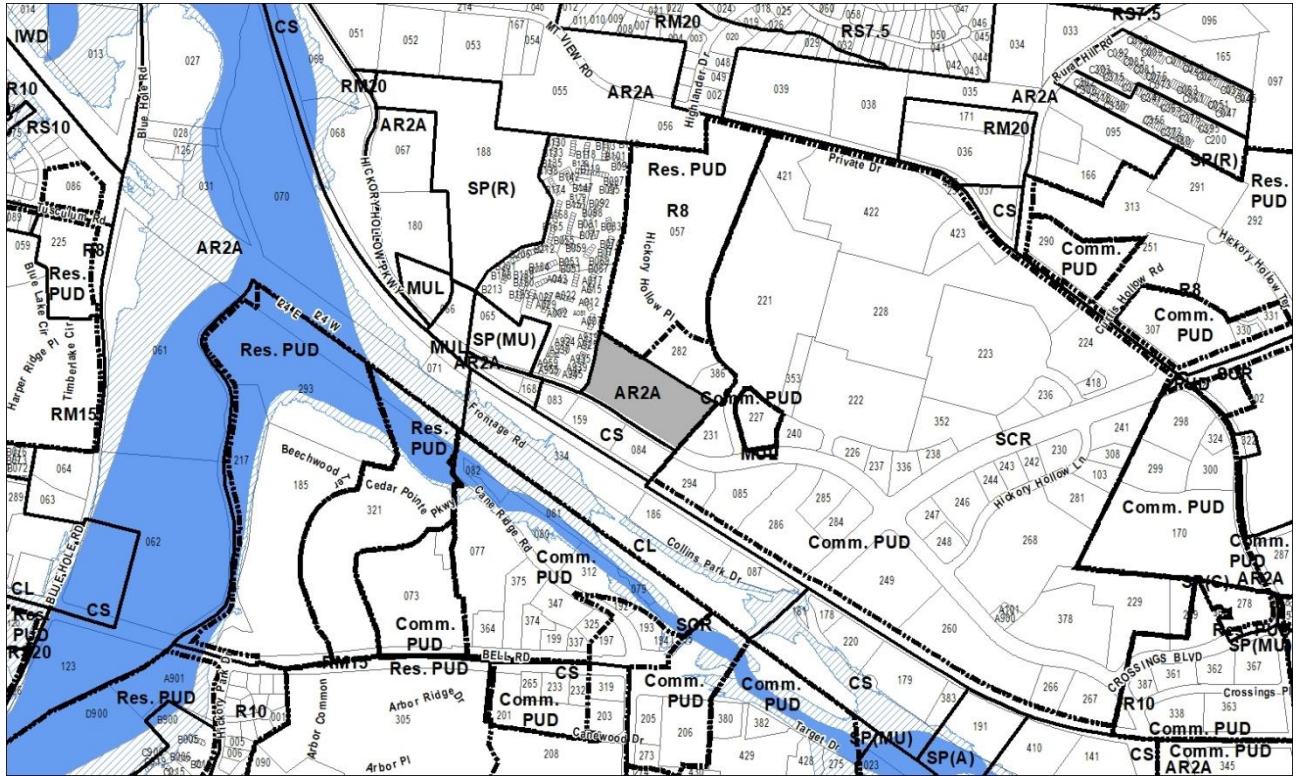
1. The stub street to the northeast depicted on the concept plan shall be fully constructed to the property line.



SEE NEXT PAGE



Metro Planning Commission Meeting of 10/10/2019



2019Z-141PR-001

Map 163, Parcel(s) 062
13, Antioch – Priest Lake
32 (Joy Styles)



Project No.	Zone Change 2019Z-141PR-001
Council District	32 – Styles
School District	6 - Bush
Requested by	S+H Group, applicant; Everest Investments, G.P., owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from AR2a to MUL-A.

Zone Change

A request to rezone from Agricultural and Residential (AR2a) to Mixed-Use Limited-Alternative (MUL-A) zoning for property located at 5200 Hickory Hollow Parkway, approximately 1,200 feet west of Bell Road (6.6 acres).

Existing Zoning

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

ANTIOCH – PRIEST LAKE COMMUNITY PLAN

T4 Urban Community Center (T4 CC) is intended to maintain, enhance and create urban community centers that contain commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T4 Urban Community Centers serve urban communities generally within a 5 minute drive or a 5 to 10 minute walk. T4 CC areas are pedestrian friendly areas, generally located at intersections of prominent urban streets. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

ANALYSIS

The approximately six acre site is located on the north side of Hickory Hollow Parkway. It neighbors Hickory Hollow Mall, and the property is vacant. Surrounding uses include multi-family residential, office, retail and auto repair.

The site is located in an area identified by NashvilleNext as a Tier 1 Center. Areas identified as Tier 1 centers are pedestrian-friendly areas with frequent transit services that contain a dense mixture of land uses. The proposed MUL-A zoning district permits residential, retail, and office uses.



Metro Planning Commission Meeting of 10/10/2019

MUL-A zoning is consistent with the policy as the purpose is to create a mixture of uses. The policy calls for development that is urban in form. The proposed MUL-A district includes requirements intended to create development that is urban in form. It is also important to note that the existing AR2a zoning district is not 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: AR2a

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Agricultural/ Residential (210)*	6.6	0.5 D	6 U	57	5	6

*Based on two-family zoning

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)	3.3	1.0 F	143 U	1041	68	82

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)	1.7	1.0 F	74,052 SF	6209	55	61

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)	1.6	1.0 F	69,696 SF	4424	222	477

Traffic changes between maximum: AR2a and MUL-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+11617	+340	+614



Metro Planning Commission Meeting of 10/10/2019

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed MUL-A district: 16 Elementary 13 Middle 10 High

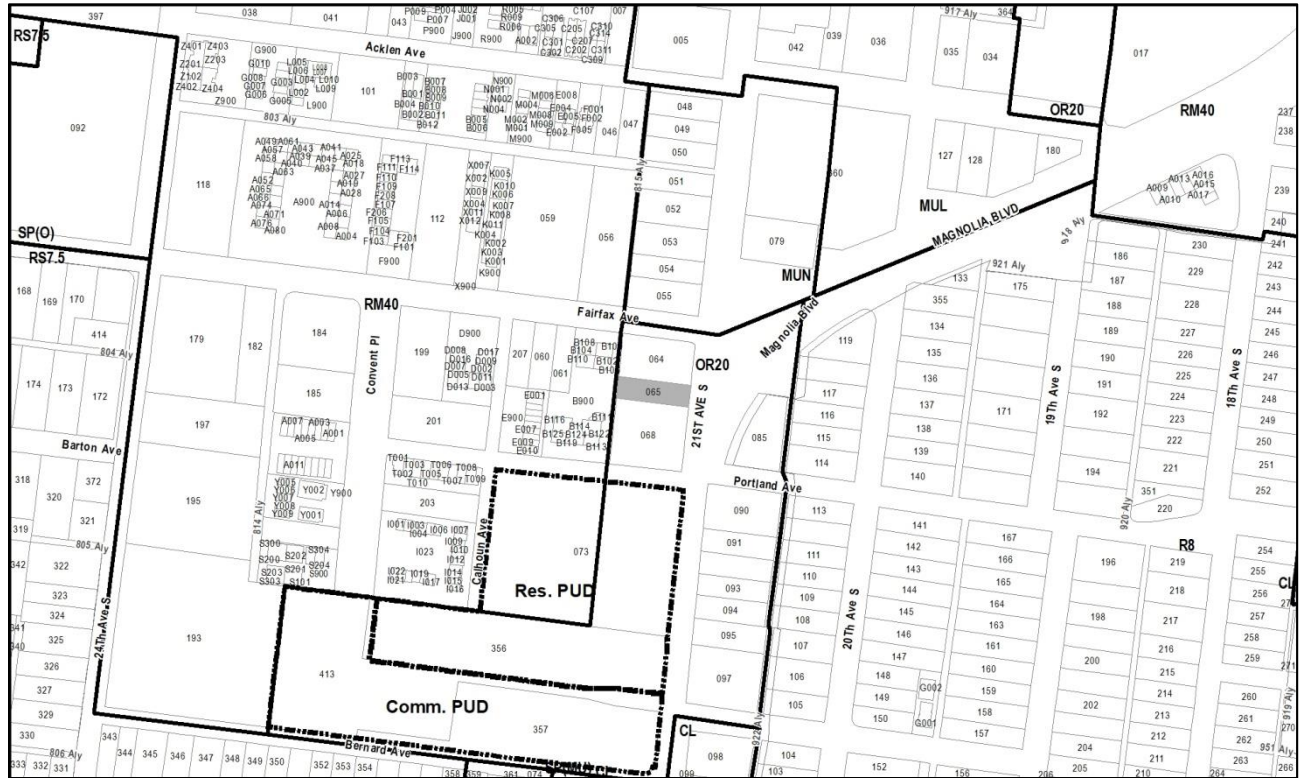
The proposed MUL-A zoning will generate 36 more students than the existing AR2a zoning district. Students would attend Eagleview Elementary School, Antioch Middle School, and Cane Ridge High School.

STAFF RECOMMENDATION

Staff recommends approval. The proposed MUL-A zoning district is consistent with the T4 CC policy.



Metro Planning Commission Meeting of 10/10/2019



2019Z-148PR-001

Map 104-12, Parcels 065
10, Green Hills - Midtown
18 (Tom Cash)



Project No.	Zone Change 2019Z-148PR-001
Council District	18 - Cash
School District	8 – Pupo-Walker
Requested by	S + H Group, applicant; James and Nancy Crawford, owners.
Staff Reviewer	Dunnavant
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST

Zone change from OR20 to OG.

Zone Change

A request to rezone from Office/Residential (OR20) to Office General (OG) zoning for property located at 1929 21st Avenue South, approximately 100 feet south of Fairfax Avenue (0.19 acres).

Existing Zoning

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. *OR20 would permit a maximum of 4 units.*

Proposed Zoning

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

GREEN HILLS - MIDTOWN COMMUNITY PLAN

D Office Concentration (D OC) is intended to maintain, enhance, and create Districts where office use is predominant and where opportunities for the addition of complementary uses are present. The development and redevelopment of such Districts occurs in a manner that is complementary of the varying character of surrounding communities.

ANALYSIS

The proposal is for property located just off 21st Avenue South. The surrounding land use along 21st Avenue South is mostly office use with multi-family residential use to the west. The subject property is adjacent to the Hillsboro – West End National Register District. The property immediately adjacent to the site to the north, the Mayflower apartment building, is identified as National Register Eligible. A local historic district is located on the east side of 21st Avenue South. The relatively small lot is located in the middle of a block where all properties fronting 21st are currently zoned OR20.

The policy is District Office Concentration, with Neighborhood Evolving directly to the west. The goal of the D OC policy is to create districts that are mostly office uses while preserving the building rhythm along the street and maintaining the character of the neighborhood. This policy area aims to consider the surrounding transects along with the goals of the underlying policy. Given the size of the property, the location adjacent to historic resources, and the location midblock, the requested zoning district is inappropriate.



Metro Planning Commission Meeting of 10/10/2019

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

Maximum Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.095	0.8 F	3,310 SFF	33	4	4

Maximum Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.095	20 D	1 U	10	1	1

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.19	1.5 F	12,414 SF	121	15	15

Traffic changes between maximum: **OR20 and OG**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+78	+10	+10

STAFF RECOMMENDATION

Staff recommends disapproval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 10/10/2019



2019Z-150PR-001

Map 026, Parcel(s) 020

04, Madison

10 (Zach Young)



Project No.	Zone Change 2019Z-150PR-001
Council District	10 - Young
School District	3 - Speering
Requested by	Ragan-Smith, applicant; Peachtree Corners, owner.
Staff Reviewer	Napier
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from R10 to MUL.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Mixed Use Limited (MUL) zoning for property located at 125 Liberty Lane, approximately 650 feet northwest of Gallatin Pike (1.46 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 6 lots with a maximum of 1 duplex lots for total of 11 units, based upon acreage alone. Application of the subdivision regulations may result in fewer lots for this site.*

Proposed Zoning

Mixed Use Limited (MUL) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

MADISON 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 1.46 acre site is located at 125 Liberty Lane, approximately 650 feet northwest of Gallatin Pike, north of Gallatin Pike and south of I-65. The site currently contains a single family structure and has frontage on Liberty Lane, a local street. Properties in the immediate vicinity include various commercial uses, including Rivergate Mall located to the west of the site.

The site is located in a large area of T5 MU policy, which is intended to create high-intensity mixed use development in urban neighborhoods that are envisioned to develop with a diverse mixture of residential, commercial, and office land uses.



Metro Planning Commission Meeting of 10/10/2019

Policy guidance in the Community Character Manual recommends that properties in T5-MU areas be among the most intense areas in Davidson County, with high-density mixed use development that is served by high levels of connectivity. The requested rezoning to MUL is consistent with the policy for the area and is appropriate given the surrounding land uses and land use policies. The proposed zoning allows for a mixture of uses, including residential, retail, and office uses. Additionally, the existing R10 zoning is inconsistent with the policy and allows for uses that are not in keeping with the goals of mixed-use policy areas.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	1.46	4.356 D	6 U	57	5	6

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

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)	.78	1.0 F	33 U	209	17	23

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (931)	.39	1.0 F	16,988 SF	1425	13	133

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	.39	1.0 F	16,988 SF	1079	55	117

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+2656	+80	+267



Metro Planning Commission Meeting of 10/10/2019

SCHOOL BOARD REPORT

Projected student generation existing R10 district: 2 Elementary 1 Middle 1 High

Projected student generation proposed MUL district: 6 Elementary 5 Middle 4 High

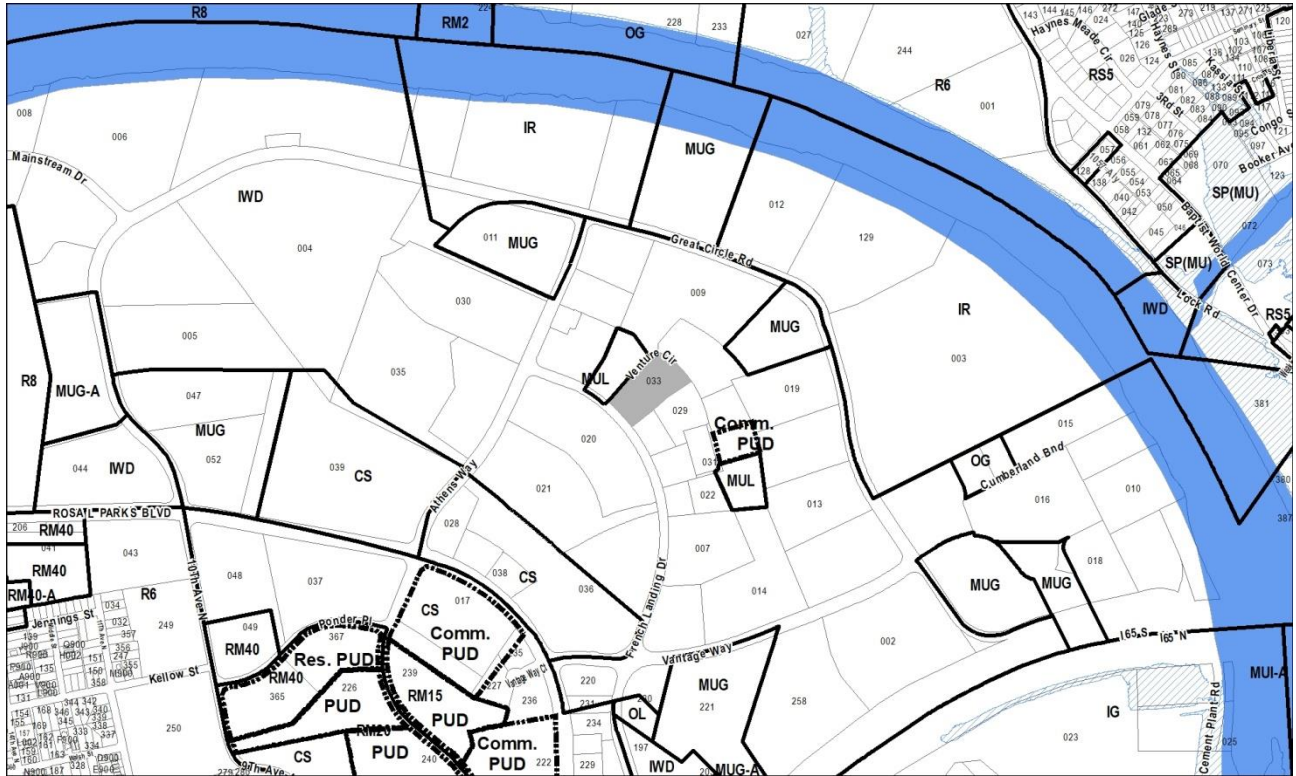
The proposed MUL zoning district will generate 11 additional student than what would be generated under the existing R10 zoning. Students would attend Gateway Elementary School, Goodlettsville Middle School, and Hunters Lane High School.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 10/10/2019



2019Z-151PR-001

Map 070-16, Parcel(s) 033

08, North Nashville

02 (Kyonzté Toombs)



Project No.	Zone Change 2019Z-151PR-001
Council District	02 – Toombs
School District	1 - Gentry
Requested by	DBS and Associates, applicant; 261 French Landing Partnership, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from IWD to MUG.

Zone Change

A request to rezone from Industrial Warehousing and Distribution (IWD) to Mixed-Use General (MUG) zoning for property located at 261 French Landing Drive, approximately 540 feet east of Vantage Way (3.06 acres).

Existing Zoning

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

Proposed Zoning

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

NORTH NASHVILLE COMMUNITY PLAN

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

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

ANALYSIS

The approximately three acre site is located at the northeast corner of Venture Circle and French Landing Drive in Metro Center. The site currently contains a small building and parking lot.



Metro Planning Commission Meeting of 10/10/2019

The site is located in an area identified by NashvilleNext as a Tier 2 Center. Areas identified as Tier 2 centers contain pedestrian-friendly areas with frequent transit services that contain a dense mixture of land uses. There is an existing MTA bus route along French Landing Drive which runs directly by the site. The Conservation policy is responding to an identified retention basin on the site and the Conservation policy recognizes the need to protect sensitive environmental features while also allowing for additional development. Any future development will be subject to the Stormwater Department review.

The requested MUG zoning permits residential, retail, and office uses. MUG zoning is consistent with the policy as the purpose is to create a mixture of uses. While the D-EC policy is intended to maintain, enhance, and create concentrations of employment, a balance of nonresidential uses and residential uses is appropriate. Residential use at a moderate threshold supports the intent of the policy to create a campus-like setting. The D-EC policy does not aim to necessarily facilitate a vertically mixed environment so some high concentrations of residential would be appropriate as allowed in this zoning district and would support the primary function of D-EC area as places of intense economic activity featuring large numbers of jobs. MUG is appropriate in this location given the mixture of surrounding land uses, transportation systems, and existing balance of surrounding residential and commercial uses.

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: IWD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	3.06	0.8 F	106,634 SF	186	19	21

Maximum Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	1.53	1.0 F	66 U	459	33	41

Maximum Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	.77	1.0 F	33,541 SF	2129	107	230



Metro Planning Commission Meeting of 10/10/2019

Maximum Uses in Proposed Zoning District: MUG

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (931)	.76	1.0 F	33,105 SF	2776	25	259

Traffic changes between maximum: IWD and MUG

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+5178	+146	+509

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed MUG district: 1 Elementary 1 Middle 1 High

The proposed MUG zoning will generate three more students than the existing IWD zoning district. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School.

STAFF RECOMMENDATION

Staff recommends approval. The proposed MUG zoning district is consistent with the D-EC policy.