



# METROPOLITAN PLANNING COMMISSION

## MINUTES

**May 14, 2020**  
**4:00 pm Regular Meeting**

**Meeting to be held via Teleconference**

Metro Nashville Network will broadcast the May 14th meeting of Metro Planning Commission live on Comcast channel 3 and simulcast a livestream of the meeting on Nashville.gov. To locate the livestream, visit [www.nashville.gov](http://www.nashville.gov) and click on the "Live Streaming" link located on the left side of the screen.

### MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County 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.

Commissioners Present:  
Greg Adkins, Chair  
Jessica Farr, Vice Chair  
Jeff Haynes  
Brian Tibbs  
Dr. Pearl Sims  
Daveisha Moore  
Mina Johnson  
Councilmember Kathleen Murphy

Commissioners Absent:  
Lillian Blackshear  
Ron Gobbell

Staff Present:  
Lucy Kempf, Executive Director  
Bob Leeman, Deputy Director  
George Rooker, Special Projects Manager  
Kelly Adams, Admin Services Officer IV  
Lisa Milligan, Planning Manager II  
Shawn Shepard, Planning Manager I  
Greg Claxton, Planning Manager I  
Anita McCaig, Planner III  
Jason Swaggart, Planner II  
Abbie Rickoff, Planner II  
Amelia Lewis, Planner II  
Eric Hammer, Planner II  
Patrick Napier, Planner I  
Eben Cathey, Public Information Officer  
Quan Poole, Legal

#### **Lucy Alden Kempf**

Secretary and Executive Director, Metro Planning Commission  
**Metro Planning Department of Nashville and Davidson County**  
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300  
p: (615) 862-7190; f: (615) 862-7130

## SPECIAL NOTICE TO THE PUBLIC

---

Out of an abundance of caution, and pursuant to recommendations from federal, state and local health agencies regarding avoiding group gatherings due to the COVID-19 Coronavirus, the May 14, 2020, Planning Commission meeting will be held virtually. To protect the health and safety of our community, we strongly encourage all members of the public to view or participate online.

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, and streamed online live. In addition, meeting recordings are posted on YouTube, usually on the day after the meeting. We strongly encourage the public to view this meeting remotely. Any comments to the Commission should be mailed or emailed to the Planning Department to minimize face-to-face interactions by 3 p.m. on Tuesday, May 12. Visit <https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx> for the most up-to-date ways to contact the Commission.

### General Planning Commission Information Provided for Reference

---

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of each month at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South, although this location is subject to change at times. Only one meeting may be held in July, August, and December. Special meetings, cancellations, and location changes are advertised on the [Planning Department's main webpage](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am – 4 pm at the Planning Department office in the Metro Office Building at 800 2nd Avenue South. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, and [streamed online live. In addition, meeting recordings are posted on YouTube](#), usually on the day after the meeting.

### Writing to the Commission

Comments on any agenda item can be mailed or emailed to the Planning Department by 3 pm on the Tuesday prior to the meeting.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300

E-mail: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

### Speaking to the Commission

For the May 14, 2020, meeting, we encourage comments remotely, by email, voicemail, or live remote participation during the meeting. Please visit our webpage on Virtual Comments to find out how:

<https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx>

Meetings are conducted in accordance with the Commission's [Rules and Procedures](#).

### Legal Notice

**As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.**



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at [josie.bass@nashville.gov](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

# MEETING AGENDA

---

## **A: CALL TO ORDER**

The meeting was called to order at 4:02 p.m.

## **B: Establish that COVID-19 requires telephonic meeting as permitted under Executive Order No. 16.**

Ms. Farr moved and Councilmember Murphy seconded the motion to establish the meeting agenda constitutes essential business of this body and that meeting electronically is necessary to protect the health, safety, and welfare of Tennesseans in light of the COVID-10 outbreak. (8-0)

## **C: ADOPTION OF AGENDA**

Ms. Farr moved and Ms. Johnson seconded the motion to adopt the agenda. (8-0)

## **D: APPROVAL OF APRIL 23, 2020 MINUTES**

Mr. Tibbs moved and Mr. Haynes seconded the motion to approve the April 23, 2020 minutes. (8-0)

## **E: RECOGNITION OF COUNCILMEMBERS**

Councilmember Nash spoke in favor of deferring Item 14.

Councilmember Hausser spoke in favor of deferring Item 20.

## **F: ITEMS FOR DEFERRAL / WITHDRAWAL**

- 1a. **2020CP-014-001**  
DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN AMENDMENT
- 1b. **2020Z-050PR-001**
2. **2015SP-062-002**  
BRENTWOOD SKYLINE (AMENDMENT)
3. **2020SP-012-001**  
SOLIS L & L MARKETPLACE
4. **2018S-209-001**  
W.E. SCOTT SUBDIVISION, RESUB PHASE 2
5. **2019S-086-001**  
FINAL PLAT RESUBDIVISION OF LOT 3 AND 4 ON THE PLAT SHOWING THE DIVISION OF THE JOHN B. COWDEN PROPERTY
6. **2020S-041-001**  
TULIP GROVE SUBDIVISION
7. **2020S-066-001**  
DARROW DOWNS SUBDIVISION
8. **2019HP-001-001**  
MARATHON VILLAGE
9. **2020Z-007PR-001**
- 10a. **2020Z-008PR-001**
- 10b. **61-77P-004**  
GIFFORD COMMERCIAL PUD (CANCELLATION)

- 11a. **2020Z-009PR-001**
- 11b. **88P-029-001**  
JOELTON COMMERCIAL PUD (CANCELLATION)
- 12. **2020Z-027PR-001**
- 13. **2020Z-029PR-001**
- 14. **2020Z-043PR-001**
- 15. **2020Z-058PR-001**
- 16. **2020Z-062PR-001**
- 17. **2019Z-015TX-001**
- 18. **2001UD-002-011**  
1601 BROADWAY
- 19a. **2020SP-019-001**  
CROSSINGS MIXED USE DEVELOPMENT
- 19b. **84-87P-007**  
THE CROSSINGS PUD (CANCELLATION)
- 27. **2020Z-067PR-001**
- 30. **2020S-064-001**  
3901 - 3905 IVY DRIVE
- 31. **2020Z-009TX-001**
- 35. **2020Z-028PR-001**

Ms. Farr moved and Mr. Tibbs seconded the motion to approve the Deferred and Withdrawn items. (8-0)

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

## **G: CONSENT AGENDA ITEMS**

- 20. **2020SP-023-001**  
7335 OLD CHARLOTTE PIKE
- 21. **2020HL-006-001**  
1600 10<sup>th</sup> AVENUE NORTH
- 22. **2020Z-047PR-001**

- 23. **2020Z-051PR-001**
- 24. **2020Z-063PR-001**
- 25. **2020Z-065PR-001**
- 26. **2020Z-066PR-001**
- 28. **122-83P-003**  
THE WOODLANDS, PHASE 3 (REVISION AND FINAL)
- 29. **247-84P-003**  
SOUTH PLAZA SHOPPING CENTER (REVISION AND FINAL)
- 37. **Approve William Hastings as Downtown Code Design Review Committee Representative for the Planning Commission.**
- 38. **Approve James Moore as Downtown Code Design Review Committee Representative for Vice Mayor Jim Shulman.**
- 42. **Accept the Director's Report**  
Ms. Farr moved and Ms. Moore seconded the motion to approve the Consent Agenda. (8-0)

**H: ITEMS TO BE CONSIDERED**

- 1a. **2020CP-014-001**  
**DONELSON - HERMITAGE - OLD HICKORY**  
**COMMUNITY PLAN AMENDMENT**  
Council District 11 (Larry Hagar)  
Staff Reviewer: Anita McCaig

A request to amend the Donelson - Hermitage - Old Hickory Community Plan by changing from T3 Suburban Neighborhood Maintenance (T3 NM) policy to T3 Suburban Mixed Use Corridor (T3 CM) policy for properties located at 102 and 103 Fields Drive, approximately 190 feet east of Old Hickory Boulevard, zoned RS20 (0.62 acres), requested by Jason Payne and Christy Payne, applicant; Jason Payne, Christy Payne and Scott Hopkins, owners (see associated case 2020Z-050PR-001).

**Staff Recommendation: Defer Indefinitely.**

**The Metropolitan Planning Commission indefinitely deferred 2020CP-014-001. (8-0)**

- 1b. **2020Z-050PR-001**  
Council District 11 (Larry Hagar)  
Staff Reviewer: Joren Dunnavant

A request to rezone from RS20 to MUL zoning for properties located at 103 Fields Drive, approximately 130 feet east of Old Hickory Boulevard (0.3 acres), requested by Jason Payne, applicant; Jason Payne and Christy Payne owners (see associated case 2020CP-014-001).

**Staff Recommendation: Defer Indefinitely.**

**The Metropolitan Planning Commission indefinitely deferred 2020Z-050PR-001. (8-0)**

**2. 2015SP-062-002**  
**BRENTWOOD SKYLINE (AMENDMENT)**  
Council District 04 (Robert Swope)  
Staff Reviewer: Amelia Lewis

A request to amend the Brentwood Skyline Specific Plan for property located at Stone Brook Drive (unnumbered), approximately 170 feet south of Fox Ridge Drive, (6.56 acres), to permit an additional 55 multi-family residential units for a total of 195 multi-family residential units, requested by Lukens Engineering Consultants, applicant; Mt View, LLC, owner.

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-062-002 to the May 28, 2020, Planning Commission meeting. (8-0)**

**3. 2020SP-012-001**  
**SOLIS L & L MARKETPLACE**  
Council District 24 (Kathleen Murphy)  
Staff Reviewer: Amelia Lewis

A request to rezone from IR to SP zoning for a portion of property located at 384 Charlotte Pike, at the terminus of Alabama Avenue (3.05 acres), to permit 265 multi-family residential units and 20,000 square feet of office and retail space, requested by Catalyst Design Group, applicant; L & L Market Place LLC, owner.

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020SP-012-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**4. 2018S-209-001**  
**W.E. SCOTT SUBDIVISION, RESUB PHASE 2**  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create four lots on property located at Lowes Lane (unnumbered), at the corner of Birdwell Drive and Lowes Lane, zoned R20 (2.11 acres), requested by Dale & Associates, applicant; Be a Helping Hand Foundation, owner.

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018S-209-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**5. 2019S-086-001**  
**RESUBDIVISION OF LOT 3 AND 4 ON THE PLAT SHOWING THE DIVISION OF THE JOHN B. COWDEN PROPERTY**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Joren Dunnavant

A request for final plat approval to create three lots on property located at 227 Marcia Avenue, approximately 50 feet northwest of Hill Circle, zoned R6 (0.91 acres), requested by Clint T. Elliott Survey, applicant; Luke Ryan and Xenia Hom, owners.

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020S-086-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**6. 2020S-041-001**  
**TULIP GROVE SUBDIVISION**  
Council District 11 (Larry Hagar)  
Staff Reviewer: Amelia Lewis

A request for concept plan approval to create 32 single family lots and four two-family lots for a total of 36 lots for property located at Tulip Grove Road (unnumbered), at the terminus of Debbie Drive, zoned R10 (10.26 acres), requested by Civil and Environmental Engineering Services LLC, applicant; Alsisi Construction, owner.

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020S-041-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**7. 2020S-066-001**  
**DARROW DOWNS SUBDIVISION**  
Council District 16 (Ginny Welsch)  
Staff Reviewer: Joren Dunnivant

A request for final plat approval to create four lots on property located at 170 Antioch Pike, at the northeast corner of Southlake Drive and Antioch Pike, zoned RS7.5 (0.91 acres), requested by Sanders Surveying, applicant; Raymond Company LLC, owner.

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020S-066-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**8. 2019HP-001-001**  
BL2020-256/Freddie O'Connell  
**MARATHON VILLAGE**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Amelia Lewis

A request to apply a Historic Preservation Overlay District to various properties located along Clinton Street, from 16th Avenue North to 12th Avenue North, zoned CF, IR and SP (8.19 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2019HP-001-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**9. 2020Z-007PR-001**  
BL2020-127/Jonathan Hall  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Jason Swaggart

A request to rezone from SP and R40 to MUN-A zoning for properties located at 6404 Eatons Creek Road, 3580, 3612, 3616 and 3622 Old Clarksville Pike, Eatons Creek Road (unnumbered), and Old Clarksville Pike (unnumbered), approximately 215 feet west of Joelton Community Center Road (53.22 acres), requested by Metro Councilmember Jonathan Hall, applicant; various owners.

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020Z-007PR-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**10a. 2020Z-008PR-001**

BL2020-139/Jonathan Hall

Council District 01 (Jonathan Hall)

Staff Reviewer: Jason Swaggart

A request to rezone from CS and RM20 to MUN-A zoning for properties located at 201, 204, 205, 210, 220, 221, 225, and 231 Gifford Place, at the southeast corner of Interstate 24 and Whites Creek Pike and within a Planned Unit Development Overlay District (22.12 acres), requested by Metro Councilmember Jonathan Hall, applicant; The Gifford Partnership, owner (see associated case #61-77P-004).

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020Z-008PR-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**10b. 61-77P-004**

BL2020-140/Jonathan Hall

**GIFFORD COMMERCIAL PUD (CANCELLATION)**

Council District 01 (Jonathan Hall)

Staff Reviewer: Jason Swaggart

A request to cancel a Planned Unit Development Overlay District for properties located at 201, 204, 205, 210, 220, 221, 225, and 231 Gifford Place, at the southeast corner of Interstate 24 and Whites Creek Pike, zoned CS and RM20 (22.12 acres), requested by Metro Councilmember Jonathan Hall, applicant; The Gifford Partnership, owner (see associated case #2020Z-008PR-001).

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 61-77P-004 to the May 28, 2020, Planning Commission meeting. (8-0)**

**11a. 2020Z-009PR-001**

BL2020-132/Jonathan Hall

Council District 01 (Jonathan Hall)

Staff Reviewer: Jason Swaggart

A request to rezone from SCC to MUN-A zoning for a portion of property located at 3565 Old Clarksville Pike, approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.95 acres), requested by Metro Councilmember Jonathan Hall, applicant; Joe Smith, owner (see associated case #88P-029-001).

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020Z-009PR-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**11b. 88P-029-001**

BL2020-133/Jonathan Hall

**JOELTON COMMERCIAL PUD (CANCELLATION)**

Council District 01 (Jonathan Hall)

Staff Reviewer: Jason Swaggart

A request to cancel a Commercial Planned Unit Development Overlay District for a portion of property located at 3565 Old Clarksville Pike, approximately 580 feet east of Eatons Creek Road, zoned SCC (25.95 acres), requested by Metro Councilmember Jonathan Hall, applicant; Joe Smith, owner (see associated case #2020Z-009PR-001).

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 88P-029-001 to the May 28, 2020, Planning Commission meeting. (8-0)**



**12. 2020Z-027PR-001**

Council District 21 (Brandon Taylor)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for property located at 720 Lena Street, approximately 80 feet south of Booker Street (0.14 acres), requested by Goodhope Development Consulting Group, Inc., applicant; Lorenzo Wright, owner.

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020Z-027PR-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**13. 2020Z-029PR-001**

Council District 21 (Brandon Taylor)  
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to RM20-A zoning for property located at 3327 Felicia Street, at the southeast corner of Felicia Street and 35th Ave N (0.14 acres), requested by Smith Gee Studio, applicant; Maria Martha Garcia, owner.

**Staff Recommendation: Defer Indefinitely.**

**The Metropolitan Planning Commission indefinitely deferred 2020Z-029PR-001. (8-0)**

**14. 2020Z-043PR-001**

Council District 32 (Joy Styles)  
Staff Reviewer: Patrick Napier

A request to rezone from SP to MUL zoning for a portion of property located at 5400 Mt. View Road, approximately 380 feet east Crossings Boulevard (2.96 acres), requested by Barge, Cauthen and Associates, applicant; RAM SAI LLC, owner.

**Staff Recommendation: Defer Indefinitely.**

**The Metropolitan Planning Commission indefinitely deferred 2020Z-043PR-001. (8-0)**

**15. 2020Z-058PR-001**

Council District 05 (Sean Parker)  
Staff Reviewer: Logan Elliott

A request to rezone from SP to R6-A zoning for property located at 1001 Meridian Street, at the northeast corner of Meridian Street and Vaughn Street (0.22 acres), requested by Crye Leike, applicant; Lamont Jordan, owner.

**Staff Recommendation: Withdraw.**

**The Metropolitan Planning Commission withdrew 2020Z-058PR-001. (8-0)**

**16. 2020Z-062PR-001**

Council District 31 (John Rutherford)  
Staff Reviewer: Patrick Napier

A request to rezone from CS to MUL-A zoning for property located at 6228 Nolensville Pike, approximately 580 feet southeast of Bienville Drive and located with a Corridor Design Overlay District (6.55 acres), requested by Dale and Associates, applicant; Rebecca Bowling and Linda Shores, owners.

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020Z-062PR-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**17. 2019Z-015TX-001**

BL2019-8/Mary Carolyn Roberts  
Staff Reviewer: Lisa Milligan

A request for an ordinance amending Section 17.20.120 of Title 17 of the Metropolitan Code pertaining to the provision of sidewalks (Proposal No. 2019Z-015TX-001).

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2019Z-015TX-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**18. 2001UD-002-011**

**1601 BROADWAY**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Justin Wallace

A request for a modification to the Music Row Urban Design Overlay District for properties located at 1601, 1605, and 1607 Broadway, at the southwest corner of 16th Avenue South and Broadway, zoned CF (0.77 acres), to permit a maximum building height of 316 feet, requested by Smith Gee Studio, applicant; Adams Cousins, Inc. and Harold Edward Jackson II ET AL, and Wentworth Caldwell, Jr. ET AL, owners.

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2001UD-002-011 to the May 28, 2020, Planning Commission meeting. (8-0)**

**19a. 2020SP-019-001**  
**CROSSINGS MIXED USE DEVELOPMENT**

Council District 32 (Joy Styles)  
Staff Reviewer: Amelia Lewis

A request to rezone from AR2a to SP zoning for properties located at Mt. View Road (unnumbered) and Crossings Boulevard (unnumbered) and a portion of property located at Crossings Boulevard (unnumbered), approximately 200 feet east of Hickory Hollow Parkway and within a Commercial Planned Unit Development (19.08 acres), to permit a mixed use development, requested by Catalyst Design Group LLC, applicant; V2 Capital LLC and Metro Gov't, owners (see associated case 84-87P-007).

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020SP-019-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**19b. 84-87P-007**  
**THE CROSSINGS PUD (CANCELLATION)**

Council District 32 (Joy Styles)  
Staff Reviewer: Amelia Lewis

A request to cancel a portion of a Commercial Planned Unit Development Overlay District for properties located at Mt. View Road (unnumbered), Crossings Boulevard (unnumbered), and a portion of property located at Crossings Boulevard (unnumbered), approximately 200 feet east of Hickory Hollow Parkway (19.08 acres), requested by Catalyst Design Group LLC, applicant; V2 Capital LLC and Metro Gov't, owners (see associated case 2020SP-019-001).

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 84-87P-007 to the May 28, 2020, Planning Commission meeting. (8-0)**

- 20. 2020SP-023-001**  
**7335 OLD CHARLOTTE PIKE**  
Council District 22 (Gloria Hausser)  
Staff Reviewer: Joren Dunnavant

A request to rezone from R15 to SP zoning for property located at 7335 Old Charlotte Pike, approximately 800 feet east of Old Hickory Boulevard (2.21 acres), to permit 28 multi-family residential units, requested by Dale and Associates, applicant; Phillip Denning and Deborah Denning, owners.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

**The Metropolitan Planning Commission deferred 2020SP-023-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

- 21. 2020HL-006-001**  
**1600 10<sup>th</sup> AVENUE NORTH**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Logan Elliott

A request to apply a Historic Landmark Overlay District on property located at 1600 10th Avenue North, at the northern corner of Garfield Street and 10th Avenue North, zoned R6-A (0.36 acres), requested by Councilmember Freddie O'Connell, applicant; Amani Kelly, owner.

**Staff Recommendation: Approve.**

#### **APPLICANT REQUEST**

**Apply a Historic Landmark Overlay District.**

#### Historic Landmark Overlay

A request to apply a Historic Landmark Overlay District on property located at 1600 10th Avenue North, at the northern corner of Garfield Street and 10th Avenue North, zoned One and Two-Family Residential-Alternative (R6-A) (0.36 acres).

#### **Existing Zoning**

One and Two-Family Residential – Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre, including 25 percent duplex lots, and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *R6-A would permit a maximum of 3 lots with 3 duplex lots for a total of 6 units.*

#### **Pending Overlay**

This property has a Neighborhood Landmark Overlay District application pending Council approval that received a recommendation of approval with conditions from the Planning Commission at the February 27, 2020 meeting. The Neighborhood Landmark, if approved, would permit seven multi-family residential units within the existing building.

#### **Proposed Overlay**

Historic Landmark Overlay District (HL) is applied to a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County.

#### **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.

#### **REQUEST DETAILS**

The Metro Historic Zoning Commission (MHZC) considered this application at its February 19, 2020, meeting. Historic Zoning Commission staff recommended approval of this application. MHZC staff provided the following background information:

#### **Background:**

The Polk Street Day Home for Working Women's Children is listed in the Buena Vista National Register of Historic Places historic district (1979) as a contributing building. It was constructed in 1892 and is described as a two-story brick building with terra cotta ornamentation. The National Register nomination notes the building as an example of an institution which gave evidence of the concern for children and family in a suburban society.

The Buena Vista area – so named because of its views of the State Capitol building – sits to the immediate north of downtown Nashville. The land, owned by the McGavock family, was platted in 1856. Lot 234 is situated at the northeast corner of Polk Street (also called 10th Avenue North) and Scott Street (now Garfield Street), and lots 233 and 232 are to the immediate northeast, along Polk Street. In 1889, the area was still outside of the corporate limits of Nashville, to the immediate south, and was known as the Town of McGavock.

Development began in earnest in the late 19th century and the area emerged as a working class streetcar suburb. A few commercial buildings were constructed along Monroe Street in the 1870s, but the majority of development occurred around the turn of the century with homes being constructed along 8th, 9th and 10th Avenues throughout the 1890s and 1900s. The neighborhood was populated by working class families and included buildings that catered to the needs of families, including the North Branch of the Nashville Public Library (1915) a Beaux Arts style Carnegie Library at 1001 Monroe Street, corner groceries, the Buena Vista Public School at Buena Vista Avenue (9th Avenue) and Scott Street, and several churches including Mt. Zion Baptist (1905) at 1112 Jefferson Street, Hopewell Baptist Church (1899) at 908 Monroe Street, First Street Baptist Church (1891) at 1212 9th Avenue North.

In 1891, a group of young women organized to form the Flower Mission with the purpose of providing flowers, ice and 'delicacies' to the poor sick. They quickly saw a greater need and shifted focus to caring for children whose mothers worked during the day. The Flower Mission rented a small home, hired an employee and started caring for thirteen children a day within the year. They began raising funds to construct a building of their own and were able to secure a \$2,500 appropriation from the county. The Flower Mission incorporated in 1892 and this same year, they purchased lots 233 and 234 at the corner of Polk Street and Scott Avenue (now 10th Avenue and Garfield Streets) from J.C. Martin and his wife for \$1,300. This site was considered ideal for the establishment of a day home, due to its proximity to both the Buena Vista School and the cotton mills. The two-story brick building was constructed at a cost of \$4,400 and opened in April of 1893. The Home initially served thirty-five children from 15 months to 13 years old. The original front facade included the three-bay hip-roofed wing at the street corner and the slightly projecting front-gabled entry. The one-story kitchen wing on the rear with its rounded wall is a very early, if not original, portion of the building.

In 1894, the Flower Mission changed its name to The Day Home for Working Women's Children. The Day Home was a charitable organization where the children of poor or widowed working women were cared for during the day, while their mothers worked outside of the home. The property is identified by various names during this period including 'Polk and Scott Street Day Home', 'Flower Mission' and 'Polk Street Day Home'. A 1909 article in the Nashville American Sun described the home as hosting an average of forty-five children a day, and states that they were fed lunch and dinner daily. The article also references the various classes offered at the Home, including sewing, housekeeping and kindergarten. A 1917 article in The Tennessean credits the Home with "caring for the little ones of working mothers. Besides feeding them, it bathes and clothes them for school, and in every way looks after their mental and physical welfare."

In the early 1900s, a second wing was constructed to the north of the entry projection. This wing creates a fairly symmetrical façade with three bays of tall windows on both floors to match the existing south wing. The brickwork, terracotta detailing and stone foundation are replicated on this newer wing as well. The hipped roof has a lower ridge and shallower pitch than on the original wing. This addition created an L-shaped footprint and a one-story open porch was constructed along this L to the rear.

The unimproved lot 232 to the immediate north was purchased by the Day Home for Working Women's Children in 1905 from H.G. & Barbara Distikar. The Home does not appear to have ever developed the lot, but it remained with the property and sold along with lots 233 and 234 up until 1965, when it was sold off separately.

The property was presented to the Junior League of Nashville in 1924 to benefit their Home for Crippled Children, which was located nearby at 9th Avenue and Monroe Streets. The Junior League owned the property for six years before selling it to a church. From 1930 through 1965 the Cofer's Chapel Free Will Baptist Church owned all three lots and held services in the main building. In 1952, the congregation constructed a modest one-story parsonage next door to the main structure, on the unimproved lot 232. The Lshape of the main building was altered during the 1950s as well: The L was filled in with a one-story cinderblock addition resulting in a nearly rectangular footprint.

In 1965, Cofer Chapel sold the main building to another church, the Christ Temple Apostolic Faith Church. The parsonage, on lot 232, was sold separately to a different property owner. Christ Temple Apostolic Faith Church continued to own the property up through 2018, when it was sold to a private owner.

### **Analysis and Findings:**

A written recommendation to the planning commission on any alterations proposed to the feature is required for a Neighborhood Landmark request. A review of proposed work is also necessary for the Historic Landmark, to ensure that planned work will not result in the building no longer being eligible to be a Historic Landmark.

The property is noted as a contributing building in Buena Vista Historic District which was listed in the National Register of Historic Places in 1979. It has not undergone changes that would change its contributory status.

The future plans for the building also will not change the contributory status. Follows is an analysis of planned exterior work.

**Partial Demolition:** The fire escape will be removed. Although likely an original, or early, feature it is not a significant feature; therefore, removal is appropriate. (See Figure 5.)

Several openings on the front of the building will be bricked in, to restore original conditions. (See Figure 6.) Staff recommends final review of replacement brick.

There may be the possibility of salvaging brick in those areas where it will be removed.

Several windows that have been bricked in will have the brick removed and new windows installed to restore original conditions. On the left-side/first floor the third window from the front will be turned into a door but remain an opening. On the rightside/first floor, an already bricked-in window of the rear wing will be turned into an entrance and the other two bricked-in windows will be windows again. (See Figure 7.) A window on the rear of the right wing/first floor, that is currently bricked-in, will be reestablished. Two enclosed windows on the rear of the upper level will become doors to a rooftop deck. The third window will be reestablished. The window/door alterations either restore original conditions or openings remain openings, albeit of a different type. Because original openings will remain openings and all changes are located on the rear and side, staff finds the alterations to be appropriate. Staff recommends review of brick, where new brick is needed. With this condition, the project meets section IV.A and B of the Historic Landmark design guidelines for demolition.

**Massing, Form & Scale:** The massing of the building will not change as no additions are planned. A portion of the roof of the 1950s cinder block addition will be used for an upper level deck, accessed from rear windows altered to doors. (See Figure 8.) Staff finds this alteration to be appropriate as the deck will be on a non-historic portion of the building and does not require new openings for access, just a revision to existing openings. (Also see discussion regarding partial demolition.) The project meets sections II.B.1 and 2 of the Historic Landmark design guidelines.

**Windows & Doors:** The windows and doors are not original and are planned to be replaced, mostly with their original dimensions. (Also see discussion regarding partial demolition.) The windows are proposed to be multi-light operable aluminum clad singlehung windows with simulated divided lights. In 1979, the windows were one-over-one double hung windows with clear glass. (See Figure 9.) A photograph from the 1940s (Figure 10) shows double-hung windows with a clear textured glass. These are the earliest photos staff has found. Staff recommends that the windows be one-over-one single- or double-hung and with clear glass, with administrative review of the final materials, make and manufacturer unless the applicant has evidence of an earlier window design. This will prevent the addition of a "conjectural feature" which would not meet II.B.3.

The current main entrance appears to have the same door that was in place in 1979. The materials and the manner in which the door is installed are evidence that it is not original; therefore, replacement is appropriate. A 1930s or 40s photograph from the Cofer's Chapel Free Will Baptist Church website shows the design of the original or early double-front door. (See Figure 11.) Staff recommends a new door of similar design to the earlier door be installed, rather than the multilight door proposed. The proposed drawings show a narrow straight transom rather than the semielliptical arch that is there now. (See Figures 12-15.) Staff recommends reconstruction of the original transom dimensions.

The new doors on the side and rear elevations are appropriate as they are not character defining entrances. With the condition that the transom dimensions are retained, and the new front entrance is similar to the historic entrance, the project meets section II.B.2 and 5 of the design guidelines.

Trim & Details: Railings are not shown on the plans for the front and side exterior stairs. They are shown on the rear, but materials are not noted. Staff recommends a final review of railing materials and designs, prior to issuing a permit.

The applicant states that wood trim will be repaired or replaced. Staff recommends final review of a scope of work that details manner of wood repair and identifies areas to be replaced. The front gable-field is currently plywood and is planned to be replaced with a composite panel. Staff recommends more information about the type of composite and its texture. With this condition, the project meets section II.B.2, 5 and 6.

Masonry is planned to be cleaned and tuckpointed; however, more work than that may be necessary in some areas due to decay or previous inappropriate repairs. (See Figures 16 and 17.)

Staff recommends review and approval of scope of work for masonry cleaning and repair prior to issuing a permit. With this condition, the project meets section II.B.2, 5 and 6. The metal bell tower will be cleaned and painted. Staff recommends additional information regarding how the metal will be cleaned and final review of such prior to issuing a permit. With this condition, the project meets section II.B.2, 5 and 6. Fencing will be added around the private side yards and waste cans. Staff recommends obtaining final approval of design and materials for fencing. With this condition, the project meets section II.B.9. The existing rear parking area will remain asphalt. The roof will not be replaced.

#### **METRO HISTORIC ZONING COMMISSION RECOMMENDATION**

On February 19, 2020, the Metro Historic Zoning Commission reviewed the request and recommended approval of the Historic Landmark designation. In addition, they adopted the existing design guidelines for Historic Landmarks to guide changes on the property.

#### **STAFF RECOMMENDATION**

The proposed Historic Landmark Overlay District is intended to preserve the historic structures on the property through the implementation of development guidelines by the Metro Historic Zoning Commission and Staff. The T4 Neighborhood Maintenance policy encourages the protection and preservation of historic features. Staff recommends approval of the Historic Landmark Overlay District.

#### **Approve. Consent Agenda. (8-0)**

#### **Resolution No. RS2020-113**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020HL-006-001 is approved. (8-0)

## **22. 2020Z-047PR-001**

Council District 08 (Nancy VanReece)

Staff Reviewer: Amelia Lewis

A request to rezone from CS to MUL-A zoning for property located at 204 Woodruff Street, approximately 230 feet east of Madison Station Boulevard (0.44 acres), requested by Olympus Rentals LLC, applicant and owner.

**Staff Recommendation: Approve.**

#### **APPLICANT REQUEST**

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

#### Zone Change

A request to rezone from Commercial Service (CS) to Mixed-Use Limited Alternative (MUL-A) zoning for property located at 204 Woodruff Street, approximately 230 feet east of Madison Station Boulevard (0.44 acres).

#### **Existing Zoning**

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

#### **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.

#### **MADISON COMMUNITY PLAN**

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

**ANALYSIS**

The site is located on the north side of Woodruff Street, west of the intersection of Gallatin Pike and Woodruff Street. The 0.44 acre site has been developed with a single story residential structure. The surrounding properties are zoned CS with primarily commercially developed properties. The site directly to the east is a Firestone auto center and to the north is a Metro owned electric facility site.

T4-MU policy is typically applied in areas where there is an expressed interest in the area’s development pattern progressing to promote a mixture of housing types, commercial, light industrial land uses, and greater connectivity. The proposed rezoning would permit mixed-use development on the property, in addition to a variety of non-residential uses.

For zone changes, the following factors are considered: a site’s location in relation to centers and corridors, the size of the site, and the character of adjacent transect and policy areas. The site is nearly half an acre and is likely able to support a mixed-use or small-scale commercial development. The site is located off Gallatin Pike, an existing commercial corridor. Urban Neighborhood Center policy runs north south along Gallatin. The intent of this policy is to create urban neighborhood centers including commercial and residential development, which is complementary to the adjacent policy and proposed zoning district. The proposed zoning district supports the intent of the T4-MU policy.

**FIRE 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. Future development or construction may require changes to meet adopted fire and building codes.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- A traffic study may be required at the 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)        | 0.44  | 0.6 F       | 11,499 SF                   | 730                   | 37           | 79           |

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) | 0.22  | 1.0 F       | 9 U                         | 66                    | 5            | 6            |

Maximum Uses in Proposed Zoning District: MUL-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814)        | 0.11  | 1.0 F       | 4,791 SF                    | 305                   | 16           | 33           |

Maximum Uses in Proposed Zoning District: MUL-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Restaurant (931)    | 0.11  | 1.0 F       | 4,791 SF                    | 402                   | 4            | 38           |

Traffic changes between maximum: CS and MUL-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| -                   | -     | -           | -                           | +43                   | -12          | -2           |

**METRO SCHOOL BOARD REPORT**

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

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

The proposed MUL-A zoning is anticipated to generate three more students than the existing CS zoning district. Students would attend Stratton Elementary School, Madison Middle School, and Hunters Lane High School.

**STAFF RECOMMENDATION**

Staff recommends approval.

**Approve. Consent Agenda. (8-0)**

**Resolution No. RS2020-114**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-047PR-001 is approved. (8-0)

**23. 2020Z-051PR-001**

Council District 05 (Sean Parker)

Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for property located at 118 Lucile Street, approximately 470 feet east of Dickerson Pike (0.17 acres), requested by Benjamin Stauffer, applicant and owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Zone change from RS5 to R6-A.**

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential-Alternative (R6-A) zoning for property located at 118 Lucile Street, approximately 470 feet east of Dickerson Pike (0.17 acres).

**Existing Zoning**

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

**Proposed Zoning**

One and Two-Family Residential-Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre, including 25 percent duplex lots, and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *R6-A would permit a maximum of one duplex lot for a total of two units, as confirmed by the Codes Department.*

**EAST NASHVILLE COMMUNITY PLAN**

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

Highland Heights Study Supplemental Policy

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

This site is within the R4 Subdistrict of the Building Regulating Plan, which is intended to create and enhance neighborhoods with greater housing choice and improved connectivity, consistent with the goals of the general T4 NE



policy. The R4 Subdistrict supports a range of residential uses, including two-family and multi-family residential, at varying intensities depending on the location and context. The R4 Subdistrict also supports a variety of building forms, including house (1 unit), detached accessory dwelling unit, house (2 unit), plex or manor house, house court, and low rise townhouse.

There is an unbuilt right-of-way associated with Alley #2015 to the rear of this property and other lots on the south side of Lucile Street between Meridian Street and Dickerson Pike. The Mobility Plan component of the Highland Heights Study, which was incorporated into the Major and Collector Street Plan (MCSP), calls for this alley right-of-way to be constructed as a public alley with any new development or redevelopment.

**SITE AND CONTEXT**

The 0.17-acre site is located midblock on Lucile Street, between Meridian Street and Dickerson Pike. The site contains an existing single-family residential use and accessory structure. The development pattern along the south side of Lucile Street is primarily single-family, with one two-family residential unit located midblock and a multi-family residential development located closer to Dickerson Pike. A Specific Plan permitting 18 multi-family residential units was approved in 2015 for property on the north side of Lucile Street, opposite this site. Property located two parcels over, approximately 50 feet west of the site, was rezoned to R6-A in 2018. Commercial uses and parking are located along Dickerson Pike, approximately 350 feet to the west. The majority of the properties on the south side of the unbuilt alley, oriented to Eastmoreland Street are also zoned RS5, with the exception of one property immediately south of the R6-A-zoned parcel; Metro Council approved a rezoning to R6-A for that parcel in 2017.

**ANALYSIS**

The requested R6-A zoning is supported by the T4 NE policy and the R4 Subdistrict of the Highland Heights Study. The proposed zoning allows for one or two-family residential uses, which would increase housing choice in the area. The standards for building placement, parking and access included in the R6-A district would also improve the relationship of development to the street, creating a more walkable neighborhood consistent with the goals of the T4 NE policy and R4 Subdistrict.

The Highland Heights Study envisioned that the R4 area would accommodate additional density in concert with the installation of infrastructure, specifically an integrated road and alley network. The Mobility Plan provides a blueprint for this road and alley network and identifies unbuilt Alley #2015 as part of the future network. The existing right-of-way associated with Alley #2015 is approximately 10 feet in width, where 20 feet is required to meet the Public Works standard. The alley right-of-way does not extend all the way to Meridian Street on the east or Dickerson Pike on the west, but instead turns north and south behind the properties fronting those two corridors.

The R6-A zoning district requires access to be taken from the alley if an improved alley exists, but construction of an unbuilt alley is not a requirement of the zoning district. Additionally, for the alley to meet all Metro Public Works standards and be acceptable for public maintenance, the alley would need to be designed, engineered and constructed in a cohesive manner, rather than on a lot-by-lot basis. To ensure that the intent of the policy regarding the alley is met, staff recommends a condition requiring that one-half of the additional alley right-of-way necessary to meet Public Works standards be dedicated prior to building permit. The right-of-way dedication will ensure that the alley can be constructed through this area in the future, as more lots along the block redevelop, implementing the goals of the policy over time.

The requested R6-A district is on the lower end of the range of zoning districts supported by T4 NE policy and in the R4 Subdistrict of the Highland Heights Study, and represents a modest increase in intensity consistent with the zoning of the parcel immediately south of this site. As conditioned by staff, the requested zoning is consistent with the goals of the policy to increase intensity in concert with infrastructure improvements and will allow for implementation of the policy goals over time.

**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. Future development or construction may require changes to meet adopted fire and building codes.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

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

| Land Use (ITE Code)             | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Single-Family Residential (210) | 0.17  | 8.71 D      | 1 U                         | 16                    | 6            | 2            |

Maximum Uses in Proposed Zoning District: **R6-A**

| Land Use (ITE Code)          | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Two-Family Residential (210) | 0.17  | 7.26 D      | 2 U                         | 29                    | 7            | 3            |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| -                   | -     | -           | +1 U                        | +13                   | +1           | +1           |

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RS5 zoning districts: 0 Elementary 0 Middle 0 High

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

The proposed R6-A zoning is not expected to generate any additional students beyond the existing RS5 zoning. Students would attend Shwab Elementary School, Jere Baxter Middle School, and Maplewood High School.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions, as the requested rezoning is consistent with the T4 NE policy and Supplemental Policy.

**CONDITIONS**

1. Prior to the issuance of building permits, half of the remaining right-of-way for Alley #2015 required to meet the Public Works standard shall be dedicated.

**Approve with conditions. Consent Agenda. (8-0)**

**Resolution No. RS2020-115**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-051PR-001 is approved with conditions. (8-0)

**CONDITIONS**

1. Prior to the issuance of building permits, half of the remaining right-of-way for Alley #2015 required to meet the Public Works standard shall be dedicated.

**24. 2020Z-063PR-001**

Council District 16 (Ginny Welsch)

Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to RM20-A-NS zoning for properties located at 327 and 331 Whitsett Road, approximately 150 feet east of Nolensville Road (0.53 acres), requested by XE Development Company, LLC, applicant; Dwight Beard and Beard Property Maintenance, Inc., owners.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from RS5 to RM20-A-NS.**

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential-Alternative-No STRP (RM20-A-NS) zoning for properties located at 327 and 331 Whitsett Road, approximately 150 feet east of Nolensville Road (0.53 acres).

**Existing Zoning**

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 4 units. However, application of the Subdivision Regulations may result in fewer units at this site.*

**Proposed Zoning**

Multi-Family Residential-Alternative-No STRP (RM20-A-NS) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. The -NS designation prohibits Short Term Rental Property – Owner Occupied and Short Term Rental Property - Not-Owner Occupied uses from the district. *RM20-A-NS would permit a maximum of 11 units.*

**SOUTH NASHVILLE COMMUNITY PLAN**

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

**ANALYSIS**

The 0.53-acre site includes two parcels located on the south side of Whitsett Road, approximately 150 feet east of Nolensville Pike, which is designated as an arterial-boulevard by the Major and Collector Street Plan. The western parcel is vacant and the eastern parcel contains a single-family residential use. Unimproved alley right-of-way associated with Alley #1878 extends from Whitsett Road to the south, forming the western property line and separating the site from properties that front onto Nolensville Pike. The alley right-of-way terminates midway down the western property line. The surrounding development pattern along Whitsett Road includes primarily single and two-family residential uses, with a larger cluster of industrial uses located further to the east, near and along Foster Avenue. Properties to the west, located opposite the Alley #1878 right-of-way, include predominately commercial land uses which front onto Nolensville Pike, with the exception of a smaller parcel located immediately west of the alley that fronts Whitsett Road and contains an office use.

The site is located on the western edge of a T4 NE policy area, adjacent to commercial and non-residential development located in the T4 CC, Urban Community Center, policy area along the Nolensville Pike corridor, where additional intensity would be appropriate. The site is also located immediately adjacent to properties within an area identified by NashvilleNext as a Tier 1 Center. Areas identified as centers contain pedestrian-friendly areas with frequent transit services that contain a dense mixture of land uses. Rezoning to RM20-A-NS will create more opportunity for housing choice, consistent with the T4 NE policy, in a manner that transitions from the existing residential development interior to the neighborhood to the more intense land uses along the corridor. The bulk and building placement standards associated with the RM20-A-NS district ensure that development addresses the pedestrian realm and limits the amount of parking between the building and the street, and the surrounding street network and public transportation service allows for improved pedestrian, bicycle and vehicular connectivity.

**FIRE MARSHAL RECOMMENDATION**

**Approve with conditions**

- Limited building detail, and/ or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process. Future development or construction may require changes to meet adopted fire and building codes.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- TIS may be required at development.

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

| Land Use (ITE Code)              | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|----------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Single- Family Residential (210) | 0.53  | 8.712 D     | 4 U                         | 38                    | 3            | 4            |

Maximum Uses in Proposed Zoning District: **RM20-A-NS**

| 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) | 0.53  | 20 D        | 11 U                        | 82                    | 6            | 7            |

Traffic changes between maximum: **RS5 and RM20-A-NS**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| -                   | -     | -           | +7 U                        | +46                   | +3           | +3           |

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing RS5 zoning districts: 1 Elementary 0 Middle 0 High**

**Projected student generation proposed RM20-A-NS district: 1 Elementary 1 Middle 1 High**

The proposed RM20-A-NS zoning is expected to generate 2 additional students than what would be generated under the existing RS5 zoning. Students would attend Whitsett Elementary School, Cameron College Prep Middle School, and Glenciff High School.

**STAFF RECOMMENDATION**

Staff recommends approval.

**Approve. Consent Agenda. (8-0)**

**Resolution No. RS2020-116**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-063PR-001 is approved. (8-0)

**25. 2020Z-065PR-001**

Council District 19 (Freddie O’Connell)

Staff Reviewer: Jason Swaggart

A request to rezone from IR to MUN-NS zoning for properties located at 1220 and 1222 6th Avenue North, approximately 210 feet southeast of Monroe Street and located within the Germantown Historic Preservation District Overlay and within the Phillips-Jackson Street Redevelopment District Overlay (0.28 acres), requested by Gullett Sanford Robinson and Martin PLLC, applicant; The Craig R. Fruin Living Trust, owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from IR to MUN-NS.**

Zone Change

A request to rezone from Industrial Restrictive (IR) to Mixed Use Neighborhood – (MUN-NS) zoning for properties located at 1220 and 1222 6th Avenue North, approximately 210 feet southeast of Monroe Street and located within the Germantown Historic Preservation District Overlay and within the Phillips-Jackson Street Redevelopment District Overlay (0.28 acres).

**Existing Zoning**

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

**Proposed Zoning**

Mixed Use Neighborhood-NS (MUN-NS) is intended for a low intensity mixture of residential, retail, and office uses. The NS districts prohibit short term rental properties – owner occupied and short term rental properties – not-owner occupied.

**NORTH NASHVILLE COMMUNITY PLAN**

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

**ANALYSIS**

The site is located on the east side of 6<sup>th</sup> Avenue North between Monroe Street and Madison Street. Records identify the property as vacant commercial land and the site includes a surface parking lot. Surrounding uses along 6<sup>th</sup>

Avenue North include primarily residential in the form of single and multi-family as well as office. There is also a church just north of the subject site (proposed for MUN-NS).

Staff finds that the proposed MUN-NS zoning district is consistent with the T4 MU policy. The surrounding area includes a variety of commercial, office and various types of residential options consistent with T4 MU policy areas. The proposed MUN-NS zoning district further allows for more diversity in housing and nonresidential uses consistent with the goals of the policy. The NS designation prohibits Short Term Rental Properties (owner and not-owner occupied) while allowing for a mixture of uses consistent with the policy. Since the proposed MUN-NS zoning district is consistent with the policy, staff recommends approval of the request.

**METRO HISTORIC ZONING COMMISSION RECOMMENDATION**

**Approve**

**FIRE RECOMMENDATION**

**Approve**

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- TIS may be warranted at time of development.

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Warehousing (150)   | 0.28  | 0.6 F       | 7,318 SF                    | 58                    | 27           | 29           |

Maximum Uses in Proposed Zoning District: **MUN-NS**

| 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) | 0.14  | 0.6 F       | 3 U                         | 22                    | 2            | 2            |

Maximum Uses in Proposed Zoning District: **MUN-NS**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814)        | 0.07  | 0.6 F       | 1,829 SF                    | 117                   | 6            | 13           |

Maximum Uses in Proposed Zoning District: **MUN-NS**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Restaurant (931)    | 0.07  | 0.6 F       | 1,829 SF                    | 154                   | 2            | 15           |

Traffic changes between maximum: **IR and MUN-NS**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| -                   | -     | -           | -                           | +235                  | -17          | +1           |

**METRO SCHOOL BOARD REPORT**

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

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

The proposed MUN-NS zoning is not anticipated to generate any more students than the existing IR zoning district. Students would attend Buena Vista Elementary School, John-Early Middle School, and Pear-Cohn High School.

**STAFF RECOMMENDATION**

Staff recommends approval.

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-065PR-001 is approved. (8-0)

**26. 2020Z-066PR-001**

Council District 19 (Freddie O'Connell)

Staff Reviewer: Jason Swaggart

A request to rezone from IR to MUN-NS zoning for properties located at 1226 6th Avenue North, approximately 130 feet southeast of Monroe Street and located within the Germantown Historic Preservation District Overlay and within the Phillips-Jackson Street Redevelopment District Overlay (0.16 acres), requested by Gullett Sanford Robinson and Martin PLLC, applicant; The Craig R. Fruin Living Trust, owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from IR to MUN-NS.**

Zone Change

A request to rezone from Industrial Restrictive (IR) to Mixed Use Neighborhood – (MUN-NS) zoning for properties located at 1226 6th Avenue North, approximately 130 feet southeast of Monroe Street and located within the Germantown Historic Preservation District Overlay and within the Phillips-Jackson Street Redevelopment District Overlay (0.16 acres).

**Existing Zoning**

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

**Proposed Zoning**

Mixed Use Neighborhood-NS (MUN-NS) is intended for a low intensity mixture of residential, retail, and office uses. The NS districts prohibit short term rental properties – owner occupied and short term rental properties – not-owner occupied.

**NORTH NASHVILLE COMMUNITY PLAN**

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

**ANALYSIS**

The site is located on the east side of 6<sup>th</sup> Avenue North between Monroe Street and Madison Street. A church building is located on the site. Surrounding uses along 6<sup>th</sup> Avenue North include primarily residential in the form of single and multi-family and there are also some office uses.

Staff finds that the proposed MUN-NS zoning district is consistent with the T4 MU policy. The surrounding area includes a variety of commercial, office and various types of residential options consistent with T4 MU policy areas. The proposed MUN-NS zoning district further allows for more diversity in housing and nonresidential uses consistent with the goals of the policy. The NS designation prohibits Short Term Rental Properties (owner and not-owner occupied) while allowing for a mixture of uses consistent with the policy. Since the proposed MUN-NS zoning district is consistent with the policy, staff recommends approval of the request.

**METRO HISTORIC ZONING COMMISSION RECOMMENDATION**

**Approve**

**FIRE RECOMMENDATION**

**Approve**

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- TIS may be warranted at time of development.

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Warehousing (150)   | 0.16  | 0.6 F       | 4,181 SF                    | 53                    | 26           | 29           |

Maximum Uses in Proposed Zoning District: **MUN-NS**

| 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) | 0.08  | 0.6 F       | 2 U                         | 15                    | 1            | 2            |

Maximum Uses in Proposed Zoning District: **MUN-NS**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814)        | 0.04  | 0.6 F       | 1,045 SF                    | 67                    | 4            | 8            |

Maximum Uses in Proposed Zoning District: **MUN-NS**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Restaurant (931)    | 0.04  | 0.6 F       | 1,045 SF                    | 88                    | 1            | 9            |

Traffic changes between maximum: **IR and MUN-NS**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| -                   | -     | -           | -                           | +117                  | -20          | -10          |

**METRO SCHOOL BOARD REPORT**

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

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

The proposed MUN-NS zoning is not anticipated to generate any more students than the existing IR zoning district. Students would attend Buena Vista Elementary School, John-Early Middle School, and Pear-Cohn High School.

**STAFF RECOMMENDATION**

Staff recommends approval.

**Approve. Consent Agenda. (8-0)**

**Resolution No. RS2020-118**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-066PR-001 is approved. (8-0)

- 27. 2020Z-067PR-001**  
Council District 11 (Larry Hagar)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS15 to RM2 zoning for property located at 428 Old Lebanon Dirt Road, at the southeast corner of Old Lebanon Dirt Road and Dodson Chapel Road (5.83 acres), requested by Dean Design Group, applicant; James Reddick III, owner.

**Staff Recommendation: Defer to the May 28, 2020 Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020Z-067PR-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

- 28. 122-83P-003**  
**THE WOODLANDS, PHASE 3 (REVISION AND FINAL)**  
Council District 04 (Robert Swope)  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District and for final site plan approval on a portion of property located at 1203 Pineview Lane, at the current terminus of Boxwood Drive, zoned RS15 (7.33 acres), to permit 45 residential lots, requested by Dewey Engineering, applicant; D & A Ventures, owner.

**Staff Recommendation: Approve with conditions.**

#### **APPLICANT REQUEST**

**Revise a portion of the Planned Unit Development and final site plan to permit the development of 45 single-family residential lots.**

#### Revise PUD and Final Site Plan Approval

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District and for final site plan approval on a portion of property located at 1203 Pineview Lane, at the current terminus of Boxwood Drive, zoned Single-Family residential (RS15) (7.33 acres), to permit 45 residential lots.

#### **Existing Zoning**

One and Two-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *Overall density is regulated by the PUD.*

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

#### **PLAN DETAILS**

The Woodlands PUD was originally approved in 1983 for a total of 829 residential units consisting of 239 single-family lots, and 590 multi-family units. Since the original approval the plan has been revised numerous times. In 2019, the Planning Commission approved a revision and final site plan for 41 residential lots for the subject site.

#### Site Plan

The plan proposes a total of 45 single-family residential lots. Due to steep slopes that encumber the site, all lots are denoted as critical.

Access to 40 lots is from the extension of Boxwood Drive. The remaining five lots are accessed from Woodlands Avenue. Approximately 23 acres of the site is in open space and includes large areas of steep slopes.



## **ANALYSIS**

Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with and meets all of the criteria of Section 17.40.120.G, and is provided below for review.

- G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous Zoning Code and remaining a part of the official zoning map upon the enactment of this title.
1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
  2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
    - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
    - b. The boundary of the planned unit development overlay district is not expanded;
    - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
    - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
    - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
    - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
    - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
    - h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
    - i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
    - j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
    - k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
    - l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
    - m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

As proposed, the final site plan does not call for any significant changes to the last approved plan, nor does it increase the density above what was last approved by Council. As proposed, the plan modifies the layout. The modifications are intended to reduce the development footprint due to issues with developing on the steeper slopes. These changes are appropriate and reduce the overall impact of the development. Since the proposed revision is consistent with the overall concept approved by Council, staff recommends approval with conditions.

## **FIRE MARSHAL RECOMMENDATION**

### **Approve with conditions**

- Fire Code issues will be addressed in the permit phase.
- Water flow requirements for single-family homes that do not exceed 3600 sq. ft. is a minimum of 1000 gpm @ 20 psi. Provide this data to pre-approve the future homes.

**STORMWATER RECOMMENDATION**

Approve

**PUBLIC WORKS RECOMMENDATION**

Approve

**TRAFFIC & PARKING RECOMMENDATION**

Approve with conditions

- Refurbish pavement markings on Woodlands Ave at Old Hickory Blvd as necessary.
- All previous traffic conditions apply.

**WATER SERVICES RECOMMENDATION**

Approve

**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 Metropolitan 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. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.
4. 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.

**Approve with conditions. Consent Agenda. (8-0)**

**Resolution No. RS2020-119**

"BE IT RESOLVED by The Metropolitan Planning Commission that 122-83P-003 is approved with conditions. (8-0)

**CONDITIONS**

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metropolitan 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. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.
4. 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.

**29. 247-84P-003**

**SOUTH PLAZA SHOPPING CENTER (REVISION AND FINAL)**

Council District 27 (Robert Nash)

Staff Reviewer: Joren Dunnavant

A request to revise a portion of a Planned Unit Development Overlay District and for a final site plan for property located at 5750 Nolensville Pike, at the northeast corner of Old Hickory Boulevard and Nolensville Pike, zoned SCR and within a Corridor Design Overlay District (0.64 acres), to permit a 3,298 square feet financial institution, requested by Kimley-Horn, applicant; Mike Outlaw, owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Revise a portion of the Planned Unit Development and for final site plan approval to permit a 3,298 square feet financial institution.**

### Revise PUD and Final Site Plan

A request to revise a portion of the South Plaza Shopping Center Planned Unit Development Overlay District and for final site plan approval for property located at 5750 Nolensville Pike, at the northeast corner of Old Hickory Boulevard and Nolensville Pike, zoned Shopping Center Regional (SCR) and within a Corridor Design Overlay District (CDO) (0.64 acres).

### **Existing Zoning**

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

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

Corridor Design Overlay District (CDO) is an overlay intended to provide incremental improvements to the aesthetics of Nashville's commercial districts and corridors. The CDO provides standards for signage, landscaping and materials that are derived from standards of base zoning districts. The CDO does not regulate uses. Uses within a CDO are regulated by the base zoning district.

### **BACKGROUND**

The PUD was originally approved in 1984 and consists of 337,063 square feet of various uses. The PUD is currently developed and includes a Lowes, along with other retail, office, and restaurants. The portion of the site being revised is currently a 2,500 square foot Krystal Burger.

A variance was issued by the Metropolitan Board of Zoning Appeals, Case No. 2006-127, to permit fewer parking spaces than what was required by the Zoning Code. The proposed modification does not generate any additional required parking spaces; the existing parking variance remains in effect.

### **PLAN DETAILS**

The 0.64 acre-site at the corner of Old Hickory Boulevard and Nolensville Pike is currently developed with a 2,500 square foot Krystal Burger. The proposed 3,298 square foot financial institution (Chase Bank) will front Old Hickory Boulevard. Nolensville Pike is identified as an Arterial-Boulevard and Old Hickory Boulevard as a Scenic Arterial-Boulevard the Major and Collector Street Plan and both Old Hickory Boulevard and Nolensville Pike call for sidewalk and bike path improvements. The plan includes improvements along Nolensville Pike, but because the portion of the plan that fronts Old Hickory Boulevard is separated by a narrow piece of land from street, sidewalk and bike path improvements will not be required along this section. A landscape plan has been included to buffer the parking areas from Nolensville Pike and Old Hickory Boulevard and to meet the landscaping criteria of the Corridor Design Overlay.

### **ANALYSIS**

Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with and meets all the criteria of Section 17.40.120. These standards are provided below for review.

G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous Zoning Code and remaining a part of the official zoning map upon the enactment of this title.

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120 (A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
  - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
  - b. The boundary of the planned unit development overlay district is not expanded;
  - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);

- d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
- e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
- f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
- g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
- h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
- i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

This request can be considered a minor modification because there is no proposed change in land use or development type beyond that permitted by approved Planned Unit Development Overlay district. The proposed building is within the square footage allowances permitted by the PUD and meets the standards of the Corridor Design Overlay. As proposed, the plan is consistent with the Council approved plan, and meets all the criteria for being considered a minor modification.

**FIRE MARSHAL RECOMMENDATION**

**Approve with conditions**

- Limited building details provided. Subject to full and complete plan review for compliance with adopted codes prior to construction permit.

**STORMWATER RECOMMENDATION**

**Approve**

**PUBLIC WORKS RECOMMENDATION**

**Approve with conditions**

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- Following approval of final plans by MPW, a recorded copy of any ROW dedications will need to be submitted to MPW for Bldg. permit approval.
- Submit copy of private hauler agreement for waste disposal to MPW for bldg. permit approval.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve**

**WATER SERVICES RECOMMENDATION**

**Approve with conditions**

- MWS recommends approval, on the following condition:1) Approval does not apply to private water and sewer line design. Plans for these must be submitted and approved through a separate review process with Metro Water Permits;2) Capacity fees must also be reserved before issuance of building permits for additional lots before their construction may begin.

**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 Metropolitan Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The standards for building materials on the front facades of buildings within the CDO must be met:
  - The front façade of a building must be at least 75% brick, brick veneer, stone, cast stone, or architecturally treated concrete masonry units. The remaining 25% may be any material except exposed untreated concrete masonry units.
  - The zoning administrator has the authority to grant modifications to the standards of the CDO that do not exceed twenty percent of any signage standard, landscaping requirement, or dimensional requirement relating to building materials. At the zoning administrator's discretion, any modification may be referred to the board of zoning appeals for review and action.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan

**Approve with conditions. Consent Agenda. (8-0)**

**Resolution No. RS2020-120**

"BE IT RESOLVED by The Metropolitan Planning Commission that 147-84P-003 is approved with conditions. (8-0)  
**CONDITIONS**

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The standards for building materials on the front facades of buildings within the CDO must be met:
  - The front façade of a building must be at least 75% brick, brick veneer, stone, cast stone, or architecturally treated concrete masonry units. The remaining 25% may be any material except exposed untreated concrete masonry units.
  - The zoning administrator has the authority to grant modifications to the standards of the CDO that do not exceed twenty percent of any signage standard, landscaping requirement, or dimensional requirement relating to building materials. At the zoning administrator's discretion, any modification may be referred to the board of zoning appeals for review and action.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan

- 30. 2020S-064-001**  
**3901 - 3905 IVY DRIVE**  
 Council District 07 (Emily Benedict)  
 Staff Reviewer: Logan Elliott

A request for concept plan approval to create 30 lots for properties located at 3901 and 3905 Ivy Drive and Ivy Drive (unnumbered), approximately 175 feet west of Moss Rose Drive, zoned RS10 (9.05 acres), requested by Dale and Associates, applicant; Marcia Malone and Charles T. Wehby and Sally J. Living Trust, owners.

**Staff Recommendation: Defer Indefinitely.**

**The Metropolitan Planning Commission indefinitely deferred 2020S-064-001. (8-0)**

- 31. 2020Z-009TX-001**  
 BL2020-288/Angie Henderson  
 Staff Reviewer: Shawn Shepard

An ordinance to amend Section 17.20.120 of the Metropolitan Code related to street trees.

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020Z-009TX-001 to the May 28, 2020, Planning Commission meeting. (8-0)**

**32a. 2020CP-012-002**  
**SOUTHEAST COMMUNITY PLAN AMENDMENT**

Council District 31 (John Rutherford)

Staff Reviewer: Anita McCaig

A request to amend the Southeast Community Plan by changing from T3 Suburban Residential Corridor (T3 RC) policy to T3 Suburban Neighborhood Center (T3 NC) policy for properties located at 7236 Old Burkitt Road, 7100 Southpoint Parkway, 6930 Nolensville Pike, and 6944 Nolensville Pike, at the southeast corner of Southpoint Parkway and Nolensville Pike, zoned SP and AR2a (16.62 acres), requested by Kimley-Horn, applicant; Brentwood Methodist Church, Traditions of Mill Creek LLC, Zadik Holdings LLC, Edward Johnson and Ralph Jenkins, owners (see associated case 2020Z-046PR-001).

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Amend Southeast Community Plan to change the policy.**

Major Plan Amendment

A request to amend the Southeast Community Plan by changing from T3 Suburban Residential Corridor policy to T3 Suburban Neighborhood Center policy for properties located at 7236 Old Burkitt Road, 7100 Southpoint Parkway, 6930 Nolensville Pike, and 6944 Nolensville Pike at the southeast corner of Southpoint Parkway and Nolensville Pike, zoned Specific Plan (SP) and Agricultural and Residential (AR2a) (16.62 acres).

**SOUTHEAST COMMUNITY PLAN**

**Current Policy**

T3 Suburban Residential Corridor (T3 RC) is intended to maintain, enhance, and create suburban residential corridors with moderate to high density residential housing. T3 RC areas are located along prominent arterial-boulevard or collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T3 RC areas provide high access management and are served by moderately connected street networks, sidewalks, and existing or planned mass transit.

**Proposed Policy**

T3 Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that serve neighborhoods generally within a five-minute drive. These centers are pedestrian friendly areas, generally located at street intersections that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served by well-connected street networks, sidewalks, and mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

**BACKGROUND**

The study area, consisting of four large properties, is located along Nolensville Pike near the Williamson County Line. It is located between Suburban Community Center (T3 CC) policy and T3 NC policy. Properties on the west side of Nolensville Pike are in Williamson County. In recent years, many properties along Nolensville Pike have been rezoned to allow for a mix of uses. Off the corridor in both counties, many properties remain large-lot single family homes, along with smaller lot subdivisions.

The applicant requested this plan amendment in conjunction with Case #2020Z-046PR-001, a request to rezone two of the four properties, 6944 Nolensville Pike and 7236 Old Burkitt Road, from AR2a (agricultural and residential on two-acre minimum lots) to CL-A (commercial limited alternative) and MUL-A (mixed use limited alternative). These two properties comprise 9 acres out of the study area's total 16.62 acres and currently contain single family residences on large lots with stands of mature trees.

The third property at 6930 Nolensville Pike also contains a single-family home and trees. The fourth property at 7100 Southpoint Parkway was rezoned to SP (specific plan) in 2017 to allow for an assisted living facility which is now operational. Adjacent to the north is a commercial development, not yet under construction, rezoned to SP in 2018. Adjacent to the south are commercial properties, also not yet developed, that were rezoned in 2016 to SP.

To the west across Nolensville Pike is Williamson County with some services and retail uses along with Mill Creek and floodplain. The surrounding area in Williamson County is comprised of residential uses, including subdivisions.

**COMMUNITY PARTICIPATION**

As part of the application process, the Executive Director determined the plan amendment is major and the applicant is required to hold a community meeting. Planning staff coordinated with the applicant, the Cane Ridge Community Club, and the Cane Ridge Community Trust to hold a community meeting on March 11, 2020. Planning staff

discussed the long-range planning process and the proposed amendment. Approximately 20 people attended the meeting, including staff, the applicant team, and the district councilmember. At the meeting, community leaders outlined their preferred process of potential applicants working with the community on project ideas prior to official submittal of applications to the Planning Department. Also at the meeting, the Cane Ridge Community Club leadership outlined its Resource Declaration which discusses the importance of protecting the natural environment, historical features and people, and rural character.

Attendees at the meeting expressed:

- Concern about losing all the natural features, including groves of large trees, with development as has been the case on adjacent sites.
- Concern about stormwater drainage and landscape buffers.
- Concern about accessing a historic site on the adjacent property.
- Holding more discussions with the applicant to address concerns.

The applicant team agreed to continue discussions with community leaders to address concerns and see if concerns could be addressed through the proposed zoning districts (CL-A and MUL-A). The applicant told staff that they have held subsequent discussions with community leaders since the meeting.

### **ANALYSIS OF SUBURBAN NEIGHBORHOOD CENTER POLICY**

The application of T3 NC policy is consistent with surrounding policy currently applied to properties on the east side of Nolensville Pike.

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

The Growth & Preservation Concept Map reflects Nashvillians' desires for growth and preservation in the future. The concept map designates this portion of Nolensville Pike as "Neighborhood," residential areas offering a mix of housing types and character with smaller civic and employment areas and small neighborhood centers. To the north and south along Nolensville Pike are "Transition or Infill" areas, supporting a variety of uses that transition in scale between residential areas and mixed use "Center" areas. The NashvilleNext planning process applied the concept map designations generally rather than at the parcel-specific level.

#### Key Finding

- Concept Map's vision for this area, along a major corridor, makes it appropriate to add the study area to the adjacent T3 NC policy area.

#### **Community Character Policy Application**

"Neighborhood" and "Transition or Infill" areas are generalized on the concept map and are explained in greater detail through Community Character Policies. These policies guide zoning and development decisions.

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. The Southeast Community Plan uses Community Character Policies that are tailored to the suburban and rural character of neighborhoods throughout its geographic area. The Community Plan emphasizes enhancing centers and corridors to provide more services and options and strategically locating additional housing options, such as on a prominent corridor to support businesses and transit. The transition between these higher-intensity areas and the surrounding neighborhoods is anticipated to be addressed through well-designed land use transitions sensitive to adjacent residential areas. The Southeast Plan area also has numerous natural features including significant floodplain areas and steep slopes that warrant preservation and, where previously disturbed, reclamation.

The T3 Suburban Transect category is the bridge between the Rural and Urban Transect areas. Development within T3 Suburban is designed to thoughtfully transition from the least dense natural and rural environment to the denser urban environments. Suburban centers play an integral role in complete neighborhoods. T3 Suburban policies encourage the evolution of suburban centers into more mixed use and commercial nodes along major corridors with the goal of creating a neighborhood or community center rather than strip commercial.

T3 Suburban policies also encourage redevelopment of centers into destinations that appeal to pedestrians and cyclists (e.g. multi-modal access with less reliance on the automobile). While suburban commercial centers have traditionally served pass-through customers, the evolving suburban mixed use centers will be accessible via auto, existing or planned transit, bike, or on foot, truly serving the surrounding neighborhoods.

The proposed expansion of the T3 NC policy is consistent with the intent of the application of this policy category. T3 NC policy should be applied to areas that are suitable for creating services to meet the daily needs of the surrounding neighborhoods within a five-minute drive. T3 NC areas are pedestrian-friendly areas, generally located at intersections of suburban streets, where the center's intensification is supported by surrounding existing or planned residential development, adequate infrastructure, and adequate access such as arterial-boulevard and collector-avenue streets. It is also preferable that the same policy categories are applied along street frontages, and the proposed expansion of the policy area will make it more closely align with the adjacent T3 NC policy across to the

north. The study area includes a recent development, an assisted living facility. The area is also adjacent to a new residential subdivision. Both developments will benefit from an easily accessible center and additional consumer goods and services to support the growing neighborhood.

#### Key Findings

- T3 NC's intent of providing services to meet the neighborhood's daily needs make it an appropriate policy for this location.
- The subject property's location makes it appropriate to add to the adjacent T3 NC area.
- Adjacent developments will benefit from increased neighborhood services.

#### **Transportation and Connectivity**

The proposed expansion of the T3 NC policy is appropriate, given the high level of existing and proposed connectivity along this section of Nolensville Pike, a major arterial. The study area is also between Pettus Road, a collector avenue, and Burkitt Road, an arterial boulevard. The study area also accesses Old Burkitt Road, a local street, on the south side. The pedestrian realm will be enhanced through the construction of sidewalks which are consistent with the Major and Collector Street Plan and local street standards. This section of Nolensville Pike is in the process of being widened, and sidewalk construction for properties in this area will occur along with road construction.

#### Key Findings

- While the area lacks transportation options other than driving, the existing street network is adequate to support intensity/density envisioned by T3 NC for this location.
- Multimodal connectivity will be improved with the development's construction of sidewalks along the street frontage.

#### **Relationship to Surrounding Policy**

The study area is surrounded by three policy areas in Davidson County:

- T3 Suburban Community Center (T3 CC) to the northwest and adjacent to the southeast, which is applied to existing center areas along Nolensville Pike.
- T3 Suburban Neighborhood Center (T3 NC) adjacent to the northwest.
- T3 Suburban Neighborhood Evolving (T3 NE) to the east, which is applied to the mixture of housing, ranging from large agricultural lots to newer small lots, in the adjacent residential areas.

The study area is adjacent to Williamson County, which is across Nolensville Pike to the west.

There are some services and retail uses, along with Mill Creek and floodplain. The larger area is comprised of residential uses, including subdivisions.

#### Key Finding

- There is a mixture of policy categories in this area due to its location along the Nolensville Pike corridor and adjacency to Williamson County.

#### **Analysis Summary**

Amending the Community Character Policy to T3 NC is appropriate at this location. In summary, the change in policy for the study area is appropriate due to the following:

- Concept Map's vision for this area makes it appropriate to add the study area to the adjacent T3 NC policy area.
- T3 NC's intent of providing services to meet the neighborhood's daily needs make it an appropriate policy for this location.
- There is a mixture of policy categories in this area due to its location along the Nolensville Pike corridor and adjacency to Williamson County.
- The subject property's location along a major corridor makes it appropriate to add to the adjacent T3 NC area.
- Adjacent developments will benefit from increased neighborhood services.
- While the area currently lacks transportation options other than driving, the existing street network is adequate to support intensity/density envisioned by T3 NC for this location.
- Multimodal connectivity will be improved with the development's construction of sidewalks along the street frontage.

#### **STAFF RECOMMENDATION**

Staff recommends approval.

Ms. McCaig presented the staff recommendation of approval.

Items 32a and 32b were heard and discussed together.



Phillip Neal, Kimley-Horn, spoke in favor of the application.

Craig Cole spoke in favor of the application.

Twana Chick, Cane Ridge Rd, requested another community meeting prior to first reading at council as well as prior to the public hearing at council.

Cliff Taylor, 7224 Old Burkitt Rd, spoke in favor of the application.

Justin (last name unclear), 7224 Old Burkitt Rd, spoke in favor of the application.

The applicant agreed to hold two additional community meetings.

**Chairman Adkins closed the Public Hearing.**

Ms. Farr spoke in favor of the application. It's an appropriate use for this space and the developer seems very willing to work with the community.

Mr. Haynes spoke in favor of the application.

Ms. Johnson spoke in favor of the application.

Ms. Moore spoke in favor of the application.

Dr. Sims spoke in favor of the application.

**Mr. Tibbs moved and Ms. Farr seconded the motion to approve. (8-0)**

**Resolution No. RS2020-121**

"BE IT RESOLVED by The Metropolitan Planning Commission that 202CP-012-002 is approved. (8-0)

**32b. 2020Z-046PR-001**

Council District 31 (John Rutherford)

Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to CL-A and MUL-A zoning for properties located at 6944 Nolensville Pike and 7236 Old Burkitt Road, at the northeast corner of Nolensville Pike and Old Burkitt Road (8.6 acres), requested by Kimley-Horn, applicant; Brentwood United Methodist Church, Edward Johnson and Ralph Jenkins, owners (see associated case 2020CP-012-002).

**Staff Recommendation: Approve subject to the approval of associated plan amendment and disapprove if the associated plan amendment is not approved.**

**APPLICANT REQUEST**

**Zone change from AR2a to CL-A and MUL-A.**

Zone Change

A request to rezone from Agricultural and Residential (AR2a) to Commercial Limited – Alternative (CL-A) and Mixed Use Limited – Alternative (MUL-A), zoning for properties located at 6944 Nolensville Pike and 7236 Old Burkitt Road, at the northeast corner of Nolensville Pike and Old Burkitt Road (8.6 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 four lots with one duplex lot for a total of five residential units.*

**Proposed Zoning**

Commercial Limited – Alternative (CL-A) is intended for retail, consumer service, financial, restaurant, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

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.

## **SOUTHEAST COMMUNITY PLAN**

### **Existing Policy**

T3 Suburban Residential Corridor (T3 RC) is intended to maintain, enhance, and create suburban residential corridors. T3 RC areas are located along prominent arterial-boulevard or collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T3 RC areas provide high access management and are served by moderately connected street networks, sidewalks, and existing or planned mass transit.

### **Proposed Policy**

T3 Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that serve suburban neighborhoods generally within a 5 minute drive. They are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served with well-connected street networks, sidewalks, and mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

## **ANALYSIS**

The request includes two separate properties. Combined the two properties are approximately 8.6 acres in size. The site is located along the east side of Nolensville Pike. Surrounding land uses consist of single-family residential, multi-family residential and nonresidential. As proposed, the request calls for approximately five acres along Nolensville Pike be rezoned to CL-A and the remaining approximately 3 acres at the rear of the site to be rezoned to MUL-A.

The T3 RC policy that applies to the two properties proposed to be rezoned supports only residential development. While the proposed MUL-A zoning district permits residential it also permits nonresidential uses. The proposed CL-A zoning district would only permit commercial uses. Since the proposed zoning districts permit nonresidential uses, then they are not consistent with the existing residential policy.

The proposed CL-A and MUL-A zoning districts are consistent with the proposed T3 NC policy. Unlike the T3 RC policy, the proposed T3 NC policy supports nonresidential uses. The proposed MUL-A zoning district also supports residential uses. Both proposed districts include design standards intended to implement the goals of the proposed T3 NC policy. Since MUL-A permits residential it can provide for a transition between commercial uses along Nolensville Pike and the residential zoning district adjacent to the subject site's eastern property boundary. The Zoning Code will require any new development in the MUL-A zoning district provide a landscape buffer yard along the eastern property boundary which will provide for a smoother transition. If the proposed policy amendment is approved, the staff recommends approval of the proposed CL-A and MUL-A zoning districts. If the proposed policy amendment is disapproved, then staff recommends disapproval of the proposed CL-A and MUL-A zoning districts.

## **FIRE MARSHAL RECOMMENDATION**

**Approve**

## **TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

Rezoning analysis was conducted for 100 multi-family units, 89,500 square feet of retail, and 89,500 square feet of restaurant to assess the transportation impacts at the intersection of Nolensville Pike at Burkitt Road, Nolensville Pike at Old Burkitt Road, Nolensville Pike at Pettus Road, and Burkitt Road at Old Burkitt Road.

TDOT is currently creating construction plans to widen Nolensville Pike within the vicinity of the application to a five-lane roadway. The analysis assumed completion of this roadway widening.

The following roadway improvements may be warranted at full theoretical buildout of the site:

Nolensville Road at Old Burkitt Road

- Widen the westbound approach to include one left-turn lane and one right-turn lane.
- Construct a northbound right-turn lane.

Nolensville Pike at Pettus Road

- Roadway improvements proposed with approved background developments shall be sufficient.

Burkitt Road at Old Burkitt Road

- Widen the southbound approach to include one left-turn lane and one right-turn lane.
- Construct a westbound right-turn lane.

- Construct an eastbound left-turn lane.

Maximum Uses in Existing Zoning District: **CL-A**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Warehousing (150)   | 5.6   | 0.6 F       | 146,361 SF                  | 277                   | 43           | 46           |

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) | -     | 0.6 F       | 100 U                       | 716                   | 48           | 60           |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814)        | -     | 0.6 F       | 89,500 SF                   | 5681                  | 285          | 613          |

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)    | -     | 0.6 F       | 89,500 SF                   | 7504                  | 66           | 699          |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| -                   | -     | -           | -                           | +13624                | +356         | +1326        |

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed CL-A and MUL-A districts: 13 Elementary 10 Middle 7 High

The proposed CL-A and MUL-A zoning districts would generate 27 more students than the existing AR2a zoning district. Students would attend Maxwell Elementary School, Marshall Middle School, and Cane Ridge High School.

**STAFF RECOMMENDATION**

Staff recommends approval subject to the approval of the associated plan amendment and disapprove if the associated plan amendment is not approved.

Mr. Swaggart presented the staff recommendation of approval subject to the approval of associated plan amendment and disapproval if the associated plan amendment is not approved.

Items 32a and 32b were heard and discussed together.

Phillip Neal, Kimley-Horn, spoke in favor of the application.

Craig Cole spoke in favor of the application.

Twana Chick, Cane Ridge Rd, requested another community meeting prior to first reading at council as well as prior to the public hearing at council.

Cliff Taylor, 7224 Old Burkitt Rd, spoke in favor of the application.

Justin (last name unclear), 7224 Old Burkitt Rd, spoke in favor of the application.

The applicant agreed to hold two additional community meetings.

**Chairman Adkins closed the Public Hearing.**

Ms. Farr spoke in favor of the application. It's an appropriate use for this space and the developer seems very willing to work with the community.

Mr. Haynes spoke in favor of the application.

Ms. Johnson spoke in favor of the application.

Ms. Moore spoke in favor of the application.

Dr. Sims spoke in favor of the application.

**Mr. Tibbs moved and Ms. Farr seconded the motion to approve subject to the approval of associated plan amendment and disapprove if the associated plan amendment is not approved. (8-0)**

**Resolution No. RS2020-122**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-046PR-001 is approved. (8-0)

**33. 2005UD-006-043  
31<sup>st</sup> AND BELWOOD**

Council District 21 (Brandon Taylor)

Staff Reviewer: Eric Hammer

A request for a modification to the 31st Avenue and Long Boulevard Urban Design Overlay District for properties located at 211, 211 B, 213, 215, and 217 31st Avenue, 2992, 2994, 2996 and 2998 Belwood Street, at the northwest corner of 31st Avenue North and Belwood Street, zoned RM40 (0.34 acres), to reduce setbacks, requested by Dale and Associates, applicant; Ross Schilling, owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Modifications to the side yard setback standard of the 31st Avenue & Long Boulevard Urban Design Overlay.**

UDO Modification

A requested modification to the standards of the 31st Avenue & Long Boulevard Urban Design Overlay on property located at 215 31st Avenue North, at the corner of 31st Avenue North and Belwood Street, zoned Multi-Family Residential (RM40) (0.33 acres) to permit the reduction of a side yard setback from 5 feet to 2 feet.

**Existing Zoning**

Multi-Family Residential (RM40) is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre. *RM40 would permit a maximum of 13 units.*

**Existing Overlay Zoning**

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

**GREEN HILLS – MIDTOWN COMMUNITY PLAN**

T4 Urban Neighborhood 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.

Consistent with Policy?

Yes. The project proposes a moderate density development with shallow setbacks. The project allows vehicular access from the alleyway, utilizing the existing block structure.

**PROPOSAL DETAILS**

The property is located at the northwest corner of 31<sup>st</sup> Avenue North and Belwood Street. The project consists of eight townhomes with 12 parking spaces. The property has frontage on 31<sup>st</sup> Avenue North and Belwood Street and on-street parking is available along Belwood Street. Vehicular access is taken from a rear alley.

The 31<sup>st</sup> Avenue & Long Boulevard UDO is divided into subdistricts and standards apply to building types within subdistricts. The property is within the G-1 General subdistrict, which is intended to remain predominantly residential with a consistent streetscape without sacrificing variety in housing type and design. Design standards are not the same for every property because the streets have a variety of characters.

A 5-foot side yard setback is required for townhomes within the G-1 subdistrict. The applicant is proposing a 2-foot side yard setback for the western façade of Unit 1, adjacent to an alley.

**DESIGN REVIEW COMMITTEE RECOMMENDATION**

The 31<sup>st</sup> Avenue & Long Boulevard Design Review Committee (DRC) met March 12, 2020 to discuss the project. The DRC recommended approval of the request, noting that it was substantially similar with the site plan exhibits viewed previously. The DRC did note that if any life safety concerns preclude the reduction in step-back, other solutions should be explored.

**ANALYSIS**

The property is located on the corner of Belwood Street and 31<sup>st</sup> Avenue North. 31<sup>st</sup> Avenue North is a high intensity corridor, especially at its intersection with Long Boulevard. Previously, the Planning Commission approved a modification to reduce the build-to line of several units from the required 15' build-to line. These reductions ranged from 13 feet to 9 feet, 6.5 inches and were applied to Units 4, 5, and 8. After this modification was approved, the applicants submitted a final site plan that reflected these reductions.

During the final site plan review process, staff identified that a portion of one of the units encroached substantially into the side yard setback. The conceptual plans produced for the modification did not account for comments from Public Works regarding widening the alley right-of-way from 7.5 feet to 10 feet from centerline. After staff relayed these comments to the applicant, Planning was not contacted again regarding the project and placed the final site plan on hold.

However, a building permit for this site was issued in error, without the knowledge or approval of the Planning Department. In January, it was discovered that the project had commenced construction and had been issued a permit in error, without a review from Planning. After contacting the Codes Department, a Stop Work Order (SWO) was issued for Unit 1, the specific portion of the project in violation of the UDO.

Planning staff does not approve of the circumstances of the modification and would typically recommend disapproval for modifications sought to justify an error. However, after discussion and a holistic consideration of all the issues at hand, the DRC for this UDO recommended approval of the modification. This UDO was amended in 2007 to create the DRC and give the community a formal role in the redevelopment of the neighborhood. The DRC relies on staff to provide accurate review of overlay standards and staff relies on the DRC to help guide this change and to monitor the success of the overlay. The DRC felt that the modification, regardless of the circumstances, could be supported and also felt that the modification was not detrimental to the project from an urban design perspective.

Recognizing that the building exists and that the DRC believes the modification to the side yard setback is consistent with the intent of the overlay, staff recommends approval of the modification to reduce the side yard setback from 5 feet to 2 feet for Unit 1 of the project. Staff notes that this recommendation neither justifies past errors nor excuses future projects from full compliance. Staff has had extensive conversations with the Codes department regarding this case to prevent this type of situation from occurring in the future. Staff has been advised that Planning must receive a review on all permits when they are within an Urban Design Overlay.

Regardless of the outcome of this modification request, a full, revised final site plan set must be submitted to Planning staff. This set should be consistent with the decision of the Planning Commission regarding this modification and will require the review of all departments under the existing final site plan case. In the absence of this, Planning may recommend that the Codes Department issue a SWO for the remainder of the units.

**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. Future development or construction may require changes to meet adopted fire and building codes. Provide current fire hydrant flow test prior to construction.

**STORMWATER RECOMMENDATION**  
**Approve**

**WATER SERVICES RECOMMENDATION**  
**Approve**

**PUBLIC WORKS RECOMMENDATION**  
**Approve with Conditions**

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions. Following approval of final plans by MPW, a recorded copy of any ROW dedications will need to be submitted to MPW for Bldg. permit approval.
- Comply w/ MPW traffic engineer comments.

**TRAFFIC AND PARKING RECOMMENDATION**  
**Approve with Conditions**

- Provide guest parking on site. Apply to T&P to sign bulb in parking on 31st Avenue for rideshare and short-term delivery and no parking a minimum of 25' to corner of Belwood St.

**STAFF RECOMMENDATION**

Staff recommends approval of this modification to reduce the side yard setback from 5 feet to 2 feet for Unit 1.

Mr. Hammer presented the staff recommendation of approval.

Michael Garrigan, 516 Heather Pl, spoke in favor of the application.

**Chairman Adkins closed the Public Hearing.**

Mr. Haynes spoke in favor of the application.

Ms. Johnson spoke in favor of the application.

Councilmember Murphy spoke in favor of the application.

Dr. Sims spoke in favor of the application.

**Mr. Tibbs moved and Ms. Farr seconded the motion to approve. (8-0)**

**Resolution No. RS2020-123**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005UD-006-043 is approved. (8-0)

**34. 2020Z-013PR-001**

Council District 02 (Kyonzté Toombs)  
 Staff Reviewer: Patrick Napier

A request to rezone from R8 to RM15-A-NS zoning for property located at 2607 Whites Creek Pike, approximately 440 feet south of Moormans Arm Road (1.6 acres), requested by Civic Design Group, applicant; Fed Development LLC, owner.

**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 – Alternative (RM15-A-NS) zoning for property located at 2607 Whites Creek Pike, approximately 440 feet south of Moormans Arm Road (1.6 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 8 lots with 2 duplex lots for a total of 10 residential units, based upon acreage alone; application of the subdivision regulations may result in fewer lots.*

**Proposed Zoning**

Multi-Family Residential – Alternative (RM15-A-NS) 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-NS would permit a maximum of 24 residential units.*

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

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

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 they have already been disturbed. In this instance the conservation policy identifies the presence of a stream, however the applicant provided a determination received from the Tennessee Department of Environmental Conservation (TDEC) which classifies the water feature as a wet weather conveyance. Wet weather conveyance water features do not represent sensitive environmental resources and may be altered or impacted to a greater extent than water features which are classified as streams. Permits are required for alterations to wet weather conveyances and must be approved by TDEC.

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 to create and enhance neighborhoods with greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. The policy calls for improvement of the existing street, sidewalk, bikeway, and stormwater infrastructure to T4 Urban Transect standards through new private-sector development. The Supplemental policy identifies a planned bikeway along Whites Creek Pike. The requirements of the Major and Collector Street Plan note a 6 foot bike lane, 8 foot wide grass strip, and 6 foot wide sidewalk are required along the entire frontage of the site.

**ANALYSIS**

The proposed RM15-A is consistent with the T3 NE policy at this location. The policy recognizes that the area will change over time. The site fronts Whites Creek Pike which is classified as a major arterial street within the Major and Collector Street Plan. Due to the property’s frontage along Whites Creek Pike additional density is appropriate. Additional density supports commercial uses located to the south east of the site along the West Trinity Lane corridor. The property is also located adjacent to other multi-family zoning districts and existing apartment buildings.

**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: **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* (220) | 1.6   | 5.445 D     | 16 U                        | 118                   | 8            | 9            |

\*Based on two-family lots

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

| 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) | 1.6   | D           | 23 U                        | 169                   | 9            | 13           |

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 |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| -                   | -     | -           | +5 U                        | +218                  | +13          | +17          |

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing R8 district: 1 Elementary 1 Middle 1 High**

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

The proposed RM15-A zoning district would generate three more students than what is typically generated under the existing R8 zoning district. Students would attend Lillard Elementary, H.G. Hills Middle School, and Whites Creek High School.

**STAFF RECOMMENDATION**

Staff recommends approval. The proposed RM15-A-NS zoning district is consistent with the T3 NE land use policy at this location.

Mr. Napier presented the staff recommendation of approval.

Michael Williams, 2607 Whites Creek Pk, spoke in favor of the application.

**Chairman Adkins closed the Public Hearing.**

Mr. Tibbs spoke in favor of the application as it meets all requirements.

Dr. Sims spoke in favor of the application.

Councilmember Murphy spoke in favor of the application.

Ms. Moore spoke in favor of the application; it fits with the overall pattern.

Ms. Johnson spoke in favor of the application.

**Ms. Farr moved and Ms. Moore seconded the motion to approve. (8-0)**

**Resolution No. RS2020-124**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-013PR-001 is approved. (8-0)

**35. 2020Z-028PR-001**

Council District 21 (Brandon Taylor)

Staff Reviewer: Amelia Lewis

A request to rezone from R6 to RM20-A zoning for properties located at 427A and 427 B 35th Ave N, 429 and 431 35th Ave N, at the southwest corner of Delaware Ave and 35th Ave N (0.34 acres), requested by Smith Gee Studio, applicant; Twenty Holdings, LLC, owner.

**Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2020Z-028PR-001 to the May 28, 2020, Planning Commission meeting. (8-0)**



## 36. 2020SP-018-001

### 829 DICKERSON PIKE SP

Council District 05 (Sean Parker)

Staff Reviewer: Abbie Rickoff

A request to rezone from CL to SP-MU zoning for properties located at 829 and 835 Dickerson Pike, approximately 350 feet south of Cleveland Street and within the Dickerson Pike Sign Urban Design Overlay District and the Skyline Redevelopment District (0.9 acres), to permit a mixed use development, requested by S + H Group, LLC, applicant; Dickerson Road Investor, LLC and 829-D, LLC, owners.

**Staff Recommendation: Disapprove.**

#### APPLICANT REQUEST

**Preliminary SP to permit a mixed use development.**

#### Zone Change

A request to rezone from Commercial Limited (CL) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 829 and 835 Dickerson Pike, approximately 350 feet south of Cleveland Street and within the Dickerson Pike Sign Urban Design Overlay District and the Skyline Redevelopment District (0.9 acres), to permit a mixed use development.

#### **Existing Zoning**

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

#### **Proposed Zoning**

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

#### **SITE CONTEXT AND PLAN DETAILS**

The 0.9-acres site includes 2 parcels and is located midblock, between Cleveland Street and Hancock Street, on the east side of Dickerson Pike. The larger parcel (829 Dickerson) contains a vacant building which is proposed to be removed, and the smaller parcel (835 Dickerson) contains a commercial building, which is indicated to be retained and integrated into the development. Surrounding properties along Dickerson Pike include primarily commercial and industrial uses. Alley #309 runs along the back of the site and is generally the dividing line between the non-residential uses along the corridor, and the residential uses to the east. The rear alley provides access to properties which front onto Joseph Avenue, to the east.

#### Site Plan

The plan proposes a mixed-use building that fronts Dickerson Pike, with vehicular access provided from Alley #309. The building's north and south wings extend towards the rear alley, partially covering the surface parking area located off the alley. Proposed uses include a 100-room hotel, retail, and restaurant. The building is four stories, with a fifth story which will include additional hotel rooms, a restaurant, and fitness center. Pedestrian entries will connect to the sidewalk and planting strip, which will be installed to meet the Major and Collector Street Plan requirements. No vehicular access is proposed from Dickerson Pike.

#### **EAST NASHVILLE COMMUNITY PLAN**

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

#### Dickerson South Corridor Study

The Dickerson South Corridor Study (Study), was adopted by the Planning Commission on June 13, 2019 and February 27, 2020, after a participatory process with extensive community input. The Study provides supplemental guidance for future development in the Dickerson Pike area by addressing land use, transportation, and community design at the neighborhood scale while also supporting high-capacity transit envisioned by NashvilleNext.

The Dickerson South Corridor Study also established a supplemental Building Heights Subdistricts policy for the area, which provides guidance on maximum building heights and appropriate zoning districts that achieve close to the maximum height envisioned by the subdistrict. This site is located in a T4 CM subdistrict which supports maximum heights of up to 4 stories. This subdistrict spans the east side of Dickerson Pike, from Douglas Avenue south to Grace Street, and is intended to provide an appropriate step down in height and development intensity between the Dickerson Pike corridor and the neighborhood. This subdistrict supports only the RM20-A, MUN-A, and MUL-A

zoning districts. The pattern of development created by the supported zoning districts is consistent with envisioned height and development intensity supported by the subdistrict.

### **ANALYSIS**

The plan proposes redevelopment of vacant and/or underutilized properties into a mixed use development along a major corridor, which would generally be supported by the T4 CM policy. The building addresses the street with several pedestrian entries, and the plan calls for improved pedestrian infrastructure along the Dickerson Pike frontage per the Major and Collector Street Plan.

However, the plan proposes maximum building heights that exceed those supported by the Dickerson South Corridor Study. The plan proposes a 5<sup>th</sup> story with an overall maximum height of 5 stories in 75 feet. Although the fifth story steps back from the lower levels, the overall height is inconsistent with the maximum height supported by the T4 CM subdistrict in this portion of the Dickerson South Corridor Study, which supports heights of up to 4 stories only. The fifth story wraps portions of the building's north and south wings, moving away from the corridor and towards residential areas located opposite Alley #309. This is inconsistent with the community's desire for higher intensities on the west side of Dickerson Pike that progressively step down in height and massing moving eastward and into established neighborhoods.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

- Alley noted as 20'w. Limited building details provided. Subject to full and complete plan review for compliance with adopted code prior to construction permitting.

### **STORMWATER RECOMMENDATION**

#### **Approve with conditions**

- Add C/D Note to plans:  
(Size driveway culverts per the design criteria set forth by the Metro Stormwater Management Manual (Minimum driveway culvert in Metro ROW is 15' CMP).)

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approved as a Preliminary SP only. Public and/or private water and sewer construction plans 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.

### **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 or the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- For final SP approval, comply with MPW traffic comment: identify off-site parking location for site.
- From previous comments, Alley pavement improvements extending from Hancock to Cleveland shall be coordinated with MPW at final SP.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

Revised TIS was received 4/21/20. Comply with TIS conditions.

- The analyses conducted for the proposed project indicate that the signalized intersection of Dickerson Pike and Cleveland Street will operate at LOS B during both peak hours under existing, background, and total projected conditions. Therefore, no laneage or traffic control modifications will be necessary to provide adequate traffic operations at this intersection in conjunction with the proposed project. The analyses conducted for the purposes of this study indicate that the westbound left turns onto Dickerson Pike will extend beyond the alley during the busiest times during the peak hours. However, these conditions will occur for relatively short periods of time, and the existing traffic signal will create gaps in the eastbound and westbound traffic on Cleveland Street.
- The analyses conducted for the proposed project indicate that, at the unsignalized intersection of Dickerson Pike and Hancock Street, most of the critical turning movements will operate at LOS D or better during both peak hours under existing, background, and total projected conditions. Although the westbound turning movements will operate at LOS E or LOS F during the peak hours, the average vehicle delays will be reasonable, and the typical vehicle queues will be low. However, it would be appropriate to stripe Hancock Street to include three 11-foot travel lanes between Dickerson Pike and the alley. These lanes should include one eastbound travel lane and two westbound travel lanes, striped as separate left and right turn lanes at the intersection with Dickerson Pike.
- As shown in the current site, the existing alley east of the project site, parallel to Dickerson Pike, should be widened in cooperation with Metro Public Works in order to facilitate safe and efficient traffic operations into and out of the project site.
- Developer shall apply to T&P staff to post no stopping, loading, or parking signage along Dickerson Pk frontage.

- At final SP, identify off-site parking location for site if required.

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814)        | 0.9   | 0.6 F       | 23,522 SF                   | 1493                  | 75           | 161          |

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 |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Hotel (310)         | -     | -           | 100 Rooms                   | 703                   | 45           | 49           |

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 |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Restaurant (931)    | -     | -           | 10,548 SF                   | 885                   | 8            | 83           |

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 |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814)        | -     | -           | 4,430 SF                    | 282                   | 15           | 31           |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| -                   | -     | -           | -                           | +377                  | -7           | +2           |

**STAFF RECOMMENDATION**

Staff recommends disapproval, as the proposed heights are inconsistent with the Building Height Subdistrict policy of the Dickerson South Corridor Study.

Ms. Rickoff presented the staff recommendation of disapproval.

Aaron Armstrong, 1303 Forest Ave, spoke in favor of the application.

Councilmember Parker spoke in favor of the application and doesn't see this as setting a blanket precedent.

**Chairman Adkins closed the Public Hearing.**

Ms. Moore spoke in favor of the application. It is a well thought out plan and it has a lot of community support.

Councilmember Murphy reminded the commission that this will still be addressed at council.

Dr. Sims reminded the commission their job is to vote on policy and expressed concerns with setting a precedent.

Mr. Tibbs spoke in favor of staff recommendation as there is not enough compelling information to allow extra height.

Ms. Johnson spoke in favor of staff recommendation. While the project is well thought out, the height does not comply with policy.

Ms. Farr stated this feels like an appropriate use for this site but expressed concerns with the policy questions.

Councilmember Murphy asked Councilmember Parker to clarify his position.

Councilmember Parker stated that while is in favor, he would not take this to council if disapproved by the commission.

Councilmember Murphy suggested deferral to allow time to find more middle ground between the policy and the plan.

Mr. Hayes spoke in favor of a deferral.

**Councilmember Murphy moved an Mr. Haynes seconded the motion to defer to the June 11, 2020 Planning Commission meeting. (8-0)**

**Resolution No. RS2020-125**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020SP-018-001 is deferred to the June 11, 2020 Planning Commission meeting. (8-0)

**I: OTHER BUSINESS**

37. Approve William Hastings as Downtown Code Design Review Committee Representative for the Planning Commission.

**Resolution No. RS2020-126**

"BE IT RESOLVED by The Metropolitan Planning Commission that William Hastings as Downtown Code Design Review Committee Representative for the Planning Commission is **approved. (8-0)**

38. Approve James Moore as Downtown Code Design Review Committee Representative for Vice Mayor Jim Shulman.

**Resolution No. RS2020-127**

"BE IT RESOLVED by The Metropolitan Planning Commission that James Moore as Downtown Code Design Review Committee Representative for Vice Mayor Jim Shulman is **approved. (8-0)**

39. Historic Zoning Commission Report  
40. Board of Parks and Recreation Report  
41. Executive Committee Report  
42. Accept the Director's Report

**Resolution No. RS2020-128**

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report is **approved. (8-0)**

43. Legislative Update

## **J: MPC CALENDAR OF UPCOMING EVENTS**

**May 28, 2020**

MPC Meeting

4 pm, Via Remote Teleconference

**June 11, 2020**

MPC Meeting

4 pm, Location to be determined

**June 25, 2020**

MPC Meeting

4 pm, Location to be determined

## **J: ADJOURNMENT**

The meeting adjourned at 6:34 p.m.