



METROPOLITAN PLANNING COMMISSION

MINUTES

September 10, 2020
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the September 10th meeting of the 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 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
Ron Gobbell
Brian Tibbs
Lillian Blackshear
Dr. Pearl Sims
Mina Johnson
Jim Lawson
Councilmember Kathleen Murphy

Staff Present:
Lucy Kempf, Executive Director
Bob Leeman, Deputy Director
George Rooker, Assistant Director
Kelly Adams, Admin Services Officer IV
Lisa Milligan, Planning Manager II
Shawn Shepard, Planning Manager I
Greg Claxton, Planning Manager I
Joni Williams, Planning Manager I
Abbie Rickoff, Planner II
Jason Swaggart, Planner II
Joren Dunnavant, Planner II
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
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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 September 10, 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, September 8th. 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

Speaking to the Commission


For the September 10, 2020, meeting, we encourage comments remotely, by email 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. 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 4:00 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. (9-0)

C: ADOPTION OF AGENDA

Mr. Lawson moved and Dr. Sims seconded the motion to adopt the agenda. (9-0)

D: APPROVAL OF AUGUST 27, 2020 MINUTES

Ms. Farr moved and Ms. Johnson seconded the motion to approve the August 27, 2020 minutes. (9-0)

E: RECOGNITION OF COUNCILMEMBERS

Councilmember Withers spoke in favor of Item 12.

Councilmember Hagar in favor of Items 13 and 22.

Councilmember Rosenberg spoke in favor of Item 21.

F: ITEMS FOR DEFERRAL / WITHDRAWAL

1. **2020SP-037-001**
1414 3RD AVENUE NORTH
2. **2019S-086-001**
RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT SHOWING THE DIVISION OF THE JOHN B. COWDEN PROPERTY
3. **2019S-234-001**
DORROLL PROPERTY SUBDIVISION
4. **2020S-113-001**
RESUB OF LOTS 8A AND 8B ON THE RESUB OF LOT 8 ON THE PLAN OF DIXIE PURE FOOD COMPANY'S SUBDIVISION
5. **2020S-140-001**
HOBSON PIKE TOWNHOMES
6. **2020S-145-001**
BORDEAUX AGRIHOOD
7. **2020Z-071PR-001**
8. **2020Z-096PR-001**
9. **SUBSTITUTE BL2020-197**
20-DAY MULTIFAMILY PERMIT MORATORIUM IN THE ANTIOCH AREA
10. **2019SP-009-001**
CHARLOTTE PIKE SP
11. **2020SP-015-001**
HAMILTON SP

19. **2020Z-102PR-001**

20. **2020Z-103PR-001**

26. **65-76P-002**
COMMERCIAL PUD (PERIODIC REVIEW)

Ms. Farr moved and Mr. Lawson seconded the motion to approve the Deferred and Withdrawn Items. (9-0)

Ms. Blackshear recused herself from Item 19.

G: CONSENT AGENDA ITEMS

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.

12. **2015SP-024-002**
620 S 13TH STREET (AMENDMENT)

13. **2020SP-035-001**
TULIP GROVE TOWNHOMES

14. **2020SP-039-001**
6001 AND 6003 OBRIEN AVENUE

15. **2020S-147-001**
RESUBDIVISION OF PART OF LOT 11 ON THE PLAN OF THE CURTIS LANDS

16. **2020Z-099PR-001**

17. **2020Z-100PR-001**

18. **2020Z-101PR-001**

30. **Accept the Director's Report**

Mr. Tibbs joined the meeting at 4:30 p.m.

Ms. Farr moved and Dr. Sims seconded the motion to approve the Consent Agenda. (10-0)

H: ITEMS TO BE CONSIDERED

1. **2020SP-037-001**
1414 3RD AVENUE NORTH
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to rezone from IR to SP zoning for property located at 1414 3rd Avenue North, approximately 100 feet north of Taylor Street (0.95 acres), to permit a mixed use development, requested by Smith Gee Studio LLC, applicant; FFN1414 LLC, owner.

Staff Recommendation: Defer to the September 24, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020SP-037-001 to the September 24, 2020, Planning Commission meeting. (9-0)

2. 2019S-086-001

RESUBDIVISION OF LOTS 3 & 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 September 24, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019S-086-001 to the September 24, 2020, Planning Commission meeting. (9-0)

3. 2019S-234-001

DORROLL PROPERTY SUBDIVISION

Council District 29 (Delishia Porterfield)
Staff Reviewer: Joren Dunnavant

A request for final plat approval to create four lots on property located at 2000 Old Murfreesboro Pike, at the southeast corner of Smith Springs Road and Old Murfreesboro Pike, zoned CS and R10 and within the Murfreesboro Pike Urban Design Overlay District (9.19 acres), requested by Civil and Environmental Consultants Inc., applicant; Aimee Dorroll and Nick Dorroll, owners.

Staff Recommendation: Defer to the September 24, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019S-234-001 to the September 24, 2020, Planning Commission meeting. (9-0)

4. 2020S-113-001

RESUB OF LOTS 8A AND 8B ON THE RESUB OF LOT 8 ON THE PLAN OF DIXIE PURE FOOD COMPANY'S SUBDIVISION

Council District 09 (Tonya Hancock)
Staff Reviewer: Amelia Lewis

On Consent: No
Public Hearing: Open

A request for final plat approval to create eight lots on properties located at 1011A and 1011B Snow Avenue, approximately 315 feet south of Stoney River Lane, zoned RS7.5 (2.2 acres), requested by Clint Elliott Survey, applicant; Diane Rabago, owner.

Staff Recommendation: Defer to the September 24, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020S-113-001 to the September 24, 2020, Planning Commission meeting. (9-0)

5. 2020S-140-001

HOBSON PIKE TOWNHOMES

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

A request for concept plan approval to create 2 lots and dedicate right-of-way on property located at Hobson Pike (unnumbered), approximately 545 feet north of Old Hickory Boulevard, zoned Mixed Use Limited (MUL) and Specific Plan (SP) (19.85 acres).

Staff Recommendation: Defer to the September 24, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020S-140-001 to the September 24, 2020, Planning Commission meeting. (9-0)

- 6. 2020S-145-001**
BORDEAUX AGRIFOOD
Council District 01 (Jonathan Hall); 02 (Kyonzté Toombs)
Staff Reviewer: Logan Elliott

A request for concept plan approval to permit a maximum of 362 single-family lots and 45 two-family lots for a maximum of 452 residential units for properties located at 1501 E Stewarts Lane, E Stewarts Lane (unnumbered), and County Hospital Road (unnumbered), approximately 1,575 feet northwest of County Hospital Road, zoned R10, RS10 and RS15 (185.8 acres), requested by Dewey Engineering, applicant; Wildflower Partners LLC, owner.

Staff Recommendation: Defer to the September 24, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020S-145-001 to the September 24, 2020, Planning Commission meeting. (9-0)

- 7. 2020Z-071PR-001**
Council District 04 (Robert Swope)
Staff Reviewer: Logan Elliott

A request to rezone from R15 to RM6 zoning for property located at Old Hickory Boulevard (unnumbered), approximately 960 feet southwest of Woodlands Avenue (2.54 acres), requested by Dale and Associates, applicant; Zebid Tesfaye, owner.

Staff Recommendation: Defer Indefinitely.

The Metropolitan Planning Commission indefinitely deferred 2020Z-071PR-001. (9-0)

- 8. 2020Z-096PR-001**
Council District 08 (Nancy VanReece)
Staff Reviewer: Joren Dunnavant

A request to rezone from RS20 to RM2 for property located at 1013 Chadwell Drive, approximately 425 feet west of S Graycroft Avenue (1.79 acres), requested by S + H Group, applicant; TriStar Properties LLC, owner.

Staff Recommendation: Defer to the September 24, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020Z-096PR-001 to the September 24, 2020, Planning Commission meeting. (9-0)

- 9. SUBSTITUTE BL2020-197**
120-DAY MULTIFAMILY PERMIT MORATORIUM IN THE ANTIOCH AREA
Council District(s) 28 (Tanaka Vercher); 29 (Delishia Porterfield)
Staff Reviewer: Greg Claxton

An ordinance declaring a 120-day moratorium upon the issuance of building and grading permits for multi-family developments on property within portions of the Antioch area, requested by Councilmember Tanaka Vercher, applicant.

Staff Recommendation: Defer to the November 12, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred BL2020-197 to the November 12, 2020, Planning Commission meeting. (9-0)

- 10. 2019SP-009-001**
CHARLOTTE PIKE SP
Council District 22 (Gloria Hausser)
Staff Reviewer: Patrick Napier

A request to rezone from R15 and R40 to SP-R zoning for properties located at 7456 and 7460 Charlotte Pike, at the northwest corner of Charlotte Pike and Sawyer Brown Road (6.87 acres), to permit 38 multi-family, residential units, requested by Dewey Engineering, applicant; Lynette M. Lavers, Margaret L. Heer, and Bertha E. Heer, owners.

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission indefinitely deferred 2019SP-009-001. (9-0)

- 11. 2020SP-015-001**
HAMILTON SP
Council District 29 (Delishia Porterfield)
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD and R20 to SP-MI zoning for properties located at 2793 Couchville Pike, 2871 Ned Shelton Road, and Ned Shelton Road (unnumbered), at the southwestern corner of Ned Shelton Road and Bell Road (72.99 acres), to permit all uses of IWD zoning, requested by StateStreet Group LLC, applicant; The Quarter Jackson, LLC, Buford Jones, Janice Culbertson, James Jones, and Duke-Weeks Realty L.P., owners.

Staff Recommendation: Defer to the September 24, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020SP-015-001 to the September 24, 2020, Planning Commission meeting. (9-0)

- 12. 2015SP-024-002**
620 S 13TH STREET (AMENDMENT)
Council District 06 (Brett Withers)
Staff Reviewer: Jason Swaggart

A request to amend a Specific Plan for property located at 620 S 13th Street, at the northwest corner of S 13th Street and Sevier Street, (0.18 acres), to permit two residential units and all uses allowed under R6 zoning, requested by Quantavius Poole, applicant and owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions, including an updated requirement for a B landscape buffer to screen the parking from the adjacent street.

APPLICANT REQUEST

Amend SP to permit two residential units.

SP Amendment

A request to amend a Specific Plan (SP) for property located at 620 S 13th Street, at the northwest corner of S 13th Street and Sevier Street, (0.18 acres), to permit two residential units and all uses allowed under R6 zoning.

Existing Zoning

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

Proposed Zoning

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

EAST 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.

PLAN DETAILS

The approximately 0.18 acre (7,840 sq. ft.) property is located at the northwest corner of South 13th Street and Sevier Street. The original SP on this property was approved in 2015, for two residential units. The approved SP contemplated the removal of the existing home and the construction of two attached units fronting South 13th Street.

Site Plan

This is a regulatory SP and the intent is to allow for the existing home to remain. As proposed, the plan will permit a maximum of two residential units with one unit fronting South 13th Street and one unit fronting Sevier Street. In addition to two residential units, the SP permits other uses that are permitted in the R6 zoning district. The SP specifies unit orientation, bulk standards, parking and landscape requirements.

ANALYSIS

As proposed, the plan does not increase the density above what is permitted under the current SP. It also does not permit uses that are not currently permitted. While the intent of the SP is to allow the development of the project maintaining the existing home, the SP also provides standards for new construction. The surrounding development pattern includes mostly detached single-family homes. The currently approved plan permits two attached units. The proposed amendment only permits detached units and is more consistent with the surrounding development pattern. Staff recommends approval with conditions since the SP does not propose any changes in use or intensity and the form is more consistent with the surrounding context than the currently approved plan.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/or building construction information provided. Construction must meet all applicable building and fire codes. 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.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. The required capacity fees must be paid prior to Final SP approval.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations 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 (Alley and frontage) will need to be submitted to MPW for Bldg. permit approval.

TRAFFIC AND PARKING RECOMMENDATION

Approve

METRO SCHOOL BOARD REPORT

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

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

This amendment would not generate additional students beyond what is generated under the current zoning. Students would attend Kip Kirkpatrick Elementary, Stratford Stem Middle School, and Stratford High School.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to two residential units, and all uses permitted by the R6 zoning district. Short term rental property (STRP) – Not Owner Occupied shall not be permitted.
2. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R6-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.

5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

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

7. Comply with all conditions and requirements of Stormwater, Water Services, and Public Works.

8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approve with conditions and disapprove without all conditions, including an updated requirement for a B landscape buffer to screen the parking from the adjacent street. Consent Agenda. (10-0)

Resolution No. RS2020-206

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-024-002 is **approved with conditions and disapproved without all conditions, including an updated requirement for a B landscape buffer to screen the parking from the adjacent street. (10-0)**

CONDITIONS

1. Permitted uses shall be limited to two residential units, and all uses permitted by the R6 zoning district. Short term rental property (STRP) – Not Owner Occupied shall not be permitted.

2. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R6-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

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.

5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

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

7. Comply with all conditions and requirements of Stormwater, Water Services, and Public Works.

8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

13. 2020SP-035-001

TULIP GROVE TOWNHOMES

Council District 11 (Larry Hagar)

Staff Reviewer: Logan Elliott

A request to rezone from R10 to SP zoning for property located at 725 Tulip Grove Road and a portion of property located at 703 Tulip Grove Road, approximately 340 feet north of Scotts Creek Parkway (13.20 acres), to permit 58 multi-family residential units, requested by Endfield Construction and Engineering, applicant; Cynthia Ludlow, Trustee and Odell Bradley Jr., owner.

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

APPLICANT REQUEST

Zone change from R10 to SP.

A request to rezone from One and Two-Family Residential (R10) to Specific Plan-Residential (SP-R) zoning for property located at 725 Tulip Grove Road and a portion of property located at 703 Tulip Grove Road, approximately 340 feet north of Scotts Creek Parkway (13.20 acres), to permit 58 multi-family residential units.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *Utilizing the Cluster Lot Subdivision Option, R10 would permit a maximum of 48 cluster lots with 12 duplex lots for a total of 60 units.*

Proposed Zoning

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

DONELSON - HERMITAGE - OLD HICKORY 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. 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 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.

SITE CONTEXT AND PLAN DETAILS

The site is approximately 13.20 acres and sits east of Tulip Grove Road and north of Chandler Road near Hermitage. Stoners Creek traverses the site and there is area within the floodway and floodplain on the property. The site currently contains two single-family residences and the surrounding area is comprised of multi-family and single-family land uses.

Site Plan

The plan proposes 58 attached multi-family units that are grouped in clusters of up to 8 units. The site is accessed via Leesa Ann Drive and Tulip Grove Road. Leesa Ann Drive is fronted by 6 of the units and the remainder of the units front onto internal private drives. The development is setback from Tulip Grove Road due to floodway. The plan proposes a maximum building height of 2-stories for the units. The plan proposes a landscape buffer and privacy fence along the eastern property boundary that abuts an existing single-family subdivision.

ANALYSIS

The proposed development is consistent with the Suburban Neighborhood Evolving policy in the proposed form and density. The plan also proposes an appropriate transition from the multi-family development to the south and to the single-family subdivision to the north and east.

The plan is sensitive to the environmental features present on the property and largely proposes to avoid disturbing the area designated with Conservation Policy. The exception to avoiding the Conservation area is the Tulip Grove Road private access drive that transverses the floodway. This driveway will require a variance from the Stormwater Management Committee before final site plan review per the Metro Stormwater Regulations. The plan is consistent with the intent of the Conservation Policy to minimize disturbance for access and to otherwise maintain this area in its natural state.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- 2hr fire rated separation required between units. Provide fire hydrant flow test report prior to any construction.

STORMWATER RECOMMENDATION

Approve with conditions

- The development will not cause the base flood elevation to rise
- A variance must be granted from the storm water management committee prior to SWGR approval

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. Submittal of an availability study required before the final site plan can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. W&S Capacity must be reserved before issuance of building permits.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

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

For final SP;

- Call out all sidewalks along frontages on plans per MPW sections; ST-210, curb and gutter, per ST-200. Show sections in detail sheet.
- Move ped crossing up to sidewalk at Leesa Ann access, show/callout ada ramps for crossing.
- Private hauler for waste/recycle disposal will be required for site. Make general note on site plan.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

1. East approach of Tulip Grove Road at Tulip Springs Road shall consist of one entering and one exiting lane.
2. Construct sidewalk along all roadway frontages per the Major and Collector Street Plan. Extend sidewalk south on Tulip Grove Road to connect to the existing sidewalk on the east side of Tulip Grove Road at Scotts Creek Parkway.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	13.20	4.356 D	71 U	759	56	74

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	13.20	-	58 U	426	28	33

Traffic changes between maximum: **R10 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-13 U	-333	-28	-41

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: **6 Elementary 6 Middle 6 High**

Projected student generation proposed SP district: **4 Elementary 3 Middle 2 High**

The proposed SP zoning is expected to generate 9 less students than the existing R10 zoning. Students would attend Tulip Grove Elementary School, Dupont Tyler Middle School, and McGavock High School.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to 58 multi-family residential units. Short term rental property – owner occupied and short term rental property – not owner occupied shall be prohibited.
2. Units that are adjacent to Leesa Ann Drive shall be orientated to Leesa Ann Drive.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable request or application.
6. The Preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall

be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approve with conditions and disapprove without all conditions. Consent Agenda. (9-0-1)
Resolution No. RS2020-207

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020SP-035-001 is **approved with conditions and disapproved without all conditions. (9-0-1)**

CONDITIONS

1. Permitted uses shall be limited to 58 multi-family residential units. Short term rental property – owner occupied and short term rental property – not owner occupied shall be prohibited.
2. Units that are adjacent to Leesa Ann Drive shall be orientated to Leesa Ann Drive.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable request or application.
6. The Preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

14. 2020SP-039-001
6001 AND 6003 OBRIEN AVENUE
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP zoning for properties located at 6001 and 6003 Obrien Avenue, at the southwest corner of Obrien Avenue and Lellyett Street (0.48 acres), to permit seven multi-family residential units, requested by Dale and Associates, applicant; Potter Brothers Construction LLC, owner.

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

APPLICANT REQUEST

Rezoned from R8 to SP-R to permit seven multi-family residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) zoning for properties located at 6001 and 6003 Obrien Avenue, at the southwest corner of Obrien Avenue and Lellyett Street (0.48 acres), to permit seven multi-family residential units.

Existing Zoning

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

Proposed Zoning

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

WEST NASHVILLE COMMUNITY PLAN

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

Supplemental Policy 07-T4-MU-01 – O'Brien Avenue Eastboro Drive

The 07-T4-MU-01 supplemental policy does not support nonresidential uses. Residential building types supported by the supplemental policy includes House, Detached Accessory Dwelling Units, Plex House, House Court, Low-Rise Townhouse, Manor House, Courtyard Flat, Low-Rise Flat and Mid-Rise Flat (max of six stories). Appropriate building types and intensity depend on location and surrounding context.

PLAN DETAILS

The approximately half acre site is located at the southwest corner of O'Brien Avenue and Lellyett Street. Charlotte Pike is one block to the south. I-40 backs up to the properties on the opposite side of O'Brien Avenue. The surrounding zoning districts include R8, OR20, SP and CS. The site has an alley running along the southern property line.

Site Plan

The site plan includes seven residential units with a density of approximately 14 units per acre. All units front Lellyett Street. The three most northern units (1-3) are detached and the remaining four units closer to Charlotte Pike (4-7) are attached. The SP limits height to a maximum of three stories in 35 feet. The plan provides architectural standards pertaining to orientation, windows, materials, foundations and porches. The unit at the corner of O'Brien Avenue and Lellyett Street includes a wraparound porch to address the corner.

The site will be accessed by a private drive that runs along the western site boundary. It extends from the alley to O'Brien Avenue. Surface parking is provided and is located at the rear of the units. A five foot wide sidewalk and four foot wide planting strip is shown along the street frontage of O'Brien Avenue and Lellyett Street. The plan calls for a right-of-way dedication for the alley and improvements to the alley. A five foot wide A-3 landscape buffer yard (LBY) is shown along the western boundary. The A-3 LBY includes an opaque fence/wall.

ANALYSIS

As proposed the SP is consistent with the land use policies that apply to the site. The proposed plan calls for attached and detached townhome units and are specifically supported by the supplemental policy. The location is appropriate for more intense residential since it is within walking distance of Charlotte Pike which is a major mixed use corridor.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/or building construction information provided. Construction must meet all applicable building and fire codes. 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.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a preliminary SP only. Prior to Final SP approval, confirmation of: approved site utility plans, an approved variance/letter of responsibility for a shared/private sewer service, and capacity reserved (capacity fees paid) for water and sanitary sewer based on the final SP unit count.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Install crosswalk across west approach of O'Brien Avenue at Lellyett Street. Install curb ramp at northwest quadrant.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	0.48	5.445 D	4 U	38	3	4

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	0.48	-	7 U	52	4	4

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+3 U	+14	+1	0

METRO SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning district would generate two more students than what is typically generated under the existing R8 zoning district. Students would attend Charlotte Park Elementary, H.G. Hill Middle School, and Hillwood High School.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to seven multi-family residential units. Short term rental property – owner occupied, and short-term rental property – not-owner occupied shall not be permitted.
2. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. Comply with all conditions and requirements of Stormwater, Water Services, and Public Works.
8. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approve with conditions and disapprove without all conditions. Consent Agenda. (10-0)

Resolution No. RS2020-208

“BE IT RESOLVED by The Metropolitan Planning Commission that 2020SP-039-001 is **approved with conditions and disapproved without all conditions. (10-0)**

CONDITIONS

1. Permitted uses shall be limited to seven multi-family residential units. Short term rental property – owner occupied, and short-term rental property – not-owner occupied shall not be permitted.
2. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. Comply with all conditions and requirements of Stormwater, Water Services, and Public Works.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**15. 2020S-147-001
RESUBDIVISION OF PART OF LOT 11 ON THE PLAN
OF THE CURTIS LANDS**

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 2304 Lloyd Avenue, approximately 360 feet northeast of Curtis Street, zoned R10 (1.02 acres), requested by Dale and Associates, applicant; Home Capital LLC, owner.

Staff Recommendation: Approve with conditions.

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

Final Plat

A request for final plat approval to create three lots on property located at 2304 Lloyd Avenue, approximately 360 feet northeast of Curtis Street, zoned One and Two-Family Residential (R10) (1.02 acres).

SITE DATA AND CONTEXT

Location: East side of Lloyd Avenue, north of Curtis Street. Approximately 0.38 miles northwest of Buena Vista Pike in Bordeaux-Whites Creek-Haynes Trinity.

Street type: Lloyd Avenue is a local street with 40 feet of existing right-of-way.

Approximate Acreage: 1.02 acres or 44,552 feet.

Parcel/Site History: This site is comprised of a single parcel. The parcel was created by deed in 1974, from part of a lot that was originally created in 1924.

Zoning History: This site has been zoned R10 as far back as 1974.

Existing land use and configuration: single parcel containing one single-family residence

Surrounding land use and zoning:

- North: single-family residential (R10)
- South: single-family residential (R10)
- East: single-family residential (R10) and two-family residential (R10)
- West: single-family residential (R10)

Zoning: One and Two-family Residential (R10)

- Min. lot size: 10,000 square feet

- Max. height: 3 stories
- Min. street setback: contextual setback based on the average setback of the four nearest single-family or two-family houses oriented to the same street on the same block face.
- Estimated contextual setback (to be confirmed by Zoning at the time of development) is approximately 38.1'. However, a 100' TVA easement located at the front of the site may result in setbacks greater than the estimated contextual setback.
- Min. rear setback: 20'
- Min side setback: 5'
- Max. building coverage: 0.40

PROPOSAL DETAILS

Number of lots: 3

Lot sizes:

- Lot 1: 16,492.19 feet or 0.38 acres
- Lot 2: 14,245.70 feet or 0.33 acres.
- Lot 3: 13,378.98 feet or 0.31 acres.

Access: Access is provided from Lloyd Avenue, an existing local street with a right-of-way width of 40'. Areas of right-of-way dedication are proposed along Lloyd Avenue to meet the 25' half of standard right-of-way required for local streets.

Subdivision Variances or Exceptions Requested: None

APPLICABLE SUBDIVISION REGULATIONS

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

3-1 General Requirements

This subdivision is required to meet the standards of Chapter 3. Staff finds that all standards are met.

3-2 Monument Requirements

Not applicable to this case. No new streets are proposed to be constructed.

3-3 Suitability of the Land

Not applicable to this case. Based on available data, this site does not contain FEMA floodway or floodplain, steep slopes as identified on Metro's topographical maps, rock formations, problem soils, sinkholes, other adverse earth formations or topography, utility easements, or other features which may be harmful to the safety, health and general welfare of the inhabitants of the land and surrounding areas.

3-4 Lot Requirements

All proposed lots comply with the minimum lot size of the zoning code. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of R10 zoning at the time of building permit. All proposed lots have frontage on a public street, Lloyd Avenue. Although each lot contains less than 50 feet of frontage along the street, the rear of the lots open up significantly towards the eastern property line to provide ample space for development.

3-5 Infill Subdivisions

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan.

3-5.2 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Maintenance, except where a Special Policy and/or a Designated Historic District exists.

Not applicable to this case.

3-5.3 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Evolving and/or Special Policies, except within Designated Historic Districts.

- a. *All minimum standards of the zoning code are met.*

Complies. The lots meet the minimum size of the R10 zoning district. Compliance with the bulk standards including setbacks and height will be reviewed at the time of building permit by the Codes Department.

- b. *Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 for fronting onto an open space.*

- Complies. All three lots have frontage on Lloyd Avenue, a public street.
- c. *The current standards of all reviewing agencies are met.*
Complies. All reviewing agencies have reviewed the plat and recommended approval or approval with conditions. See the Agency Comments section below for details.
- d. *The proposed lots comply with any applicable special policy. If the property is also within Neighborhood Maintenance policy and the special policy was adopted to preserve community character, not to create infill opportunities, then the standards of Section 3-5.2 also apply.*
Not applicable to this case. There are no special policies applicable to this site.

3-5.4 Criteria for Determining Compatibility for Designated Historic Districts.
Not applicable to this case.

3-5.5 Infill Subdivision Frontage
Infill lots with a street frontage of less than 50' and without access to an improved alley are required to be accessed via a shared drive. Where there is an odd number of lots, one lot may have its own access. The shared drive and access easement serving two of the lots, as required by this section, are indicated on the proposed plat.

3-5.6 Reasonable Conditions
Staff is not recommending any additional conditions.

3-6 Blocks
Not applicable to this case. This proposal is for an infill subdivision. No new blocks are being created.

3-7 Improvements
No public infrastructure or improvements are required with this subdivision. Construction plans for any required private improvements (private stormwater, water and sewer lines and connections) will be reviewed at the time of building permit.

3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities
Not applicable to this case. Sidewalks are required only in association with new streets. The proposed subdivision is located on an existing street. Sidewalks or a fee in-lieu of sidewalk construction may be required at the time of building permit pursuant to Section 17.20.120 of the Zoning Code.

3-9 Requirements for Streets
Not applicable to this case. The proposal is for an infill subdivision located on an existing street. No new streets are proposed.

3-10 Requirements for Dedication, Reservations, or Improvements
Lloyd Avenue is a substandard street that contains 40' of existing right-of-way. The plat proposes right-of-way dedication along Lloyd Avenue to meet the 25' half of standard right-of-way required for local streets.

3-11 Inspections During Construction
This section is applicable at the time of construction, which for this proposed subdivision, will occur only after issuance of a building permit approved by Metro Codes and all other reviewing agencies.

3-12 Street Name, Regulatory and Warning Signs for Public Streets
Not applicable to this case. The proposal is for an infill subdivision located on an existing street. No new streets are proposed.

3-13 Street Names, Regulatory and Warning Signs for Private Streets
Not applicable to this case. The proposal is for an infill subdivision located on an existing street. No new streets are proposed.

3-14 Drainage and Storm Sewers
Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed plat and found it to comply with all applicable standards of this section. Stormwater recommends approval.

3-15 Public Water Facilities
Public sewer is available to this site from Metro Water Services. Water Services has reviewed the plat and found it to be in compliance with all requirements of this section subject to several conditions. Those conditions are listed in the recommendations from all agencies section below.

3-16 Sewerage Facilities
Public sewer is available to this site from Metro Water Services. Water Services has reviewed the plat and found it to be in compliance with all requirements of this section subject to several conditions. Those conditions are listed in the recommendations from all agencies section below.

3-17 Underground Utilities

Not applicable to this case. Utilities are required to be located underground whenever a new street is proposed. The proposal is for an infill subdivision located on an existing street. No new streets are proposed.

PLANNING STAFF COMMENTS

The proposed subdivision meets the standards of the Metro Subdivision Regulations. Future development will be required to meet the standards of the Metro Zoning Code in regards to setbacks, sidewalks, etc. Staff recommends approval with conditions.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/or building construction information provided. Construction must meet all applicable building and fire codes. 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.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- New driveway connections or access points will require a permit from the Public Works Department. Adequate sight distance must be provided per AASHTO for new driveway connections.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Comply with all conditions and requirements of Metro agencies.
2. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2020S-147-001 based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.

Approve with conditions. Consent Agenda. (10-0)

Resolution No. RS2020-209

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020S-147-001 is **approved with conditions.**
(10-0)

CONDITIONS

1. Comply with all conditions and requirements of Metro agencies.
2. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.

16. 2020Z-099PR-001

Council District 17 (Colby Sledge)

Staff Reviewer: Patrick Napier

A request to rezone from CS and R6 to MUL-A-NS zoning for properties located at 1119 and 1123 3rd Avenue South, approximately 75 feet north of Chestnut Street (0.23 acres), requested by Fulmer Lucas Engineering LLC, applicant; Maxicab TN and Terrell Starks, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from CS and R6 to MUL-A-NS

Zone Change

A request to rezone from Commercial Service (CS) and One and Two-Family Residential (R6) to Mixed Use Limited – Alternative – No Short-Term Rental (MUL-A-NS) zoning for properties located at 1119 and 1123 3rd Avenue South, approximately 75 feet north of Chestnut Street (0.23 acres).

Existing Zoning

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

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

Mixed Use Limited – Alternative – No Short-Term Rental (MUL-A-NS) 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.

SOUTH NASHVILLE COMMUNITY PLAN

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

Supplemental Policy - Wedgewood Houston Chestnut Hill

The Wedgewood-Houston Chestnut Hill (WHCH) Planning Study is a supplement to and part of the South Nashville Community Plan of NashvilleNext. The supplemental policy addresses land use, transportation, and community design at the neighborhood scale. The subject site is in subdistrict 4b–North Wedgewood-Houston. This subdistrict contains a variety of one-story industrial and small-scale commercial uses and has seen very little development activity in recent years. In the near term, it is intended to retain its low slung character and industrial uses, adding maker and artisan manufacturing over time.

ANALYSIS

The parcels are located along the south west side of 3rd Avenue South which is as a local street which is part of a large grid street system. Typical development in this Character Area contains small-scale light industrial strip uses, such as auto repair, equipment rental, and building supply companies. This area should redevelop with a mixture of uses based on the subdistrict guidance. The proposed zoning allows for a mixture of uses including commercial and residential, with building placement and bulk standards designed to create walkable neighborhoods. There are numerous parcels surrounding this site which are currently zoned MUL-A. The requested MUL-A zoning in this part of Subdistrict 4B would achieve consistency with existing zoning on this part of the corridor.

The requested zoning also allows for redevelopment of a site that has existing infrastructure in a way that enhances the street frontages and meets the goals of the policies. The existing CS zone district is inconsistent with the T4 Urban Mixed Use policy, this request would alleviate the conflict. The rezoning is consistent with the T4 Urban Mixed Use Neighborhood policy and the Wedgewood Houston-Chestnut Hill Supplemental Policy and therefore staff recommends approval.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building or construction details provided. Subject to full and complete plan review for compliance with adopted building and fire code.

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)	0.13	0.6 F	3,379 SF	215	11	24

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	0.1	7.26 D	1 U	10	1	1

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)	0.11	1.0 F	4 U	30	2	3

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)	0.06	1.0 F	2,613 SF	166	9	18

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)	0.06	1.0 F	2,613 SF	220	2	21

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+191	+1	+17

METRO SCHOOL BOARD REPORT

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

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

The proposed MUL-A-NS zone district will generate 1 additional student than what could be generated under the existing CS and R6 zoning. Students would attend Whittsitt, Cameron Middle School, and Glenduff High School.

STAFF RECOMMENDATION

Staff recommends approval as the request is consistent with the T4 Urban Mixed -Use Neighborhood and the Wedgewood Houston - Chestnut Hill Supplemental Policy.

Approve. Consent Agenda. (10-0)

Resolution No. RS2020-210

“BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-099PR-001 is **approved. (10-0)**”

17. 2020Z-100PR-001

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to R6-A zoning for property located at 2825 Old Buena Vista Road, approximately 230 feet south of Stokers Lane (0.44 acres), requested by XE Development Company, LLC, Sean Harris, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS10 to R6-A.

Zone Change

A request to rezone from Single-Family Residential (RS10) to One and Two-Family Residential-Alternative (R6-A) zoning for property located at 2825 Old Buena Vista Road, approximately 230 feet south of Stokers Lane (0.44 acres).

Existing Zoning

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

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 three duplex lots for a total of six 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.

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.

ANALYSIS

The vacant site is located on the west side of Old Buena Vista Road, south of Stokers Lane and east of Buena Vista Pike. The area includes primarily single-family and vacant properties, with two-family uses concentrated along the south side of Stokers Lane and west of Buena Vista Pike. There is also a small concentration of multi-family and commercially-zoned areas to the north, and scattered institutional uses throughout the area. Hartman Park is located on the west side of Tucker Road, approximately 0.5 miles to the west.

The proposed R6-A zoning district is consistent with the T3 NE policy at this location. The site is located approximately 800 feet from an existing MTA route, which rounds the southwest corner of Buena Vista Pike and Stokers Lane. The properties are located within the Haynes Trinity Supplemental Policy area, which primarily focuses on connectivity improvements but also provides support for an integrated mixture of housing intended to create and enhance neighborhoods. The R6-A district represents a modest increase in intensity, providing the opportunity to establish diversity in housing choice at a scale that is appropriate with the surrounding context, consistent with policy guidance.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. 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: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	0.44	4.356 D	1 U	10	1	1

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	0.44	7.26 D	6 U	58	5	6

*Based on two-family lots

Traffic changes between maximum: **RS10 and R6-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+48	+4	+5

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 0 Elementary 0 Middle 0 High
 Projected student generation proposed R6-A district: 0 Elementary 0 Middle 0 High

The proposed R6-A zoning district will generate no additional students than what is typically generated under the existing RS10 zoning district. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek High School.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. Consent Agenda. (10-0)

Resolution No. RS2020-211

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-100PR-001 is **approved. (10-0)**

18. 2020Z-101PR-001

Council District 17 (Colby Sledge)
 Staff Reviewer: Amelia Lewis

A request to rezone from IWD to MUG-A-NS zoning for properties located at 1021, 1023 and 1025 8th Avenue South, at the corner of 8th Avenue South and Olympic Street (0.41 acres), requested by Fulmer Lucas Engineering LLC, applicant; Britton Properties LLC, and GiGi Gaskins, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IWD to MUG-A-NS.

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed -Use General – Alternative – No Short Term Rentals (MUG-A-NS) zoning for properties located at 1021, 1023 and 1025 8th Avenue South, at the corner of 8th Avenue South and Olympic Street (0.41 acres).

Existing Zoning

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

Proposed Zoning

Mixed Use General- Alternative – No Short Term Rental (MUG-A-NS) is intended for a moderately high intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

GREEN HILLS MIDTOWN 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.

ANALYSIS

The site is comprised of three parcels, for a total site area of 0.41 acres. The site is located at the northwest intersection of 8th Avenue South and Olympic Street. The site has frontage along 8th Avenue South and Olympic Street. A portion of the western property line abuts Alley #655. The site has been developed with 2 single-story commercial buildings. Properties along 8th Avenue South are zoned MUG-A, Commercial Services (CS), and have primarily been established with single-story commercial buildings. The properties to the west of the site are residential.

The proposed zoning district is consistent with policy to create mixed-use development along corridors and commercial development at intersections. The site immediately to the west is zoned SP, which has approved plans for 50 multi-family units. Past this site to the west, the policy transitions to Urban Neighborhood Maintenance (T4 NM) and the development is residential. The proposed rezoning district serves as a transition between the residential policy and existing development, and 8th Avenue South, a commercial and mixed-use corridor.

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: **IWD**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.26	0.8 F	15,423 SF	27	3	3

Maximum Uses in Proposed Zoning District: **MUG-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)	0.14	3.0 F	17 U	125	8	10

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.06	3.0 F	7,840 SF	498	25	54

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (931)	0.06	3.0 F	7,840 SF	658	6	62

Traffic changes between maximum: **IWD and MUG-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1254	+36	+123

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed MUG-A-NS district: 3 Elementary 2 Middle 2 High

The proposed MUG-A-NS zoning is anticipated to generate five additional students than the existing IWG zoning district. Students would attend Waverly-Belmont Elementary School, J.T. Moore Middle School, and Hillsboro High School.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. Consent Agenda. (10-0)

Resolution No. RS2020-212

“BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-101PR-001 is **approved. (10-0)**

19. 2020Z-102PR-001

Council District 17 (Colby Sledge)

Staff Reviewer: Abbie Rickoff

A request to rezone from CS and MUL to MUL-A-NS zoning for properties located at 1209 and 1211 Martin street and 448 Humphreys Street, at the southwest corner of Houston Street and Brown Street (2.17 acres), requested by Waller Lansden Dortch and Davis, applicant; Nashville Phase I Property Holder, LLC and Arthur Daws, III, owners.

Staff Recommendation: Approve.

The Metropolitan Planning Commission deferred 2020Z-102PR-001 to the September 24, 2020, Planning Commission meeting. (8-0-1)

20. 2020Z-103PR-001

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to R8-A zoning for property located at 1819 River Drive, approximately 430 feet northeast of Doak Avenue (0.39 acres), requested by C & H Properties LLC, applicant and owner.

Staff Recommendation: Defer to the September 24, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020Z-103PR-001 to the September 24, 2020, Planning Commission meeting. (9-0)

21. 2020SP-034-001

SOUTH HARPETH FARMS SP

Council District 35 (Dave Rosenberg)

Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a, RS40, and RS80 to SP-R zoning for various properties located at 9293 and 9401 S. Harpeth Road, Griffith Road (unnumbered), Lewis Road (unnumbered), S. Harpeth Road (unnumbered), Highway 100 (unnumbered), and Old Harding Pike (unnumbered), north of Highway 100, spanning from S. Harpeth Road to Lewis Road, northward to Griffith Road, zoned AR2a, RS40, and RS80 (approximately 1,119 acres) to permit a maximum of 506 single-family lots, religious institution, greenway, park, agricultural activity, cemetery, safety services, pond/lake, and associated accessory uses, requested by Ragan-Smith and Associates, applicant; South Harpeth Farms, LLC, and Metropolitan Equities LP, owners.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Preliminary SP to permit 506 single-family lots, religious institution, greenway, park, agricultural activity, cemetery, safety services, pond/lake, and associated accessory uses.

Zone Change

A request to rezone from Agricultural/Residential (AR2a), Single-Family Residential (RS40 and RS80) to SP-R (Specific Plan - Residential) zoning for various properties located at 9293 and 9401 S. Harpeth Road, Griffith Road (unnumbered), Lewis Road (unnumbered), S. Harpeth Road (unnumbered), Highway 100 (unnumbered), and Old Harding Pike (unnumbered), north of Highway 100, spanning from S. Harpeth Road to Lewis Road, northward to Griffith Road, zoned AR2a, RS40, and RS80 (approximately 1,119 acres) to permit a maximum of 506 single-family lots, religious institution, greenway, park, agricultural activity, cemetery, safety services, pond/lake, and associated accessory uses.

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 143 lots with 35 duplex lots for a total of 178 units, based on the ± 287 acres that are zoned AR2a. This calculation does not account for infrastructure, road layout, functional lot configuration, or meeting all requirements of the Metro Subdivision Regulations, including setting aside Primary Conservation Lands pursuant to the Rural Subdivision Regulations.*

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre. *RS40 would permit a maximum of 15 units, based on the ± 14 acres that are zoned RS40. This calculation does not account for infrastructure, road layout, functional lot configuration, or meeting all requirements of the Metro Subdivision Regulations, including setting aside Primary Conservation Lands pursuant to the Rural Subdivision Regulations.*

Single-Family Residential (RS80) requires a minimum 80,000 square foot lot and is intended for single-family dwellings at a density of .46 dwelling units per acre. *RS80 would permit a maximum of 445 units, based on the ± 818 acres that are zoned RS80. This calculation does not account for infrastructure, road layout, functional lot configuration, or meeting all requirements of the Metro Subdivision Regulations, including setting aside Primary Conservation Lands pursuant to the Rural Subdivision Regulations.*

Proposed Zoning

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

SITE CONTEXT AND PLAN DETAILS

The site comprises several parcels on approximately 1,119 acres located along S. Harpeth Road, Lewis Road, Griffith Road, Highway 100, and Old Harding Pike. Most of the properties are vacant except for one of the parcels which contains a residential use. Approximately 287 acres are zoned AR2a, 14 acres are zoned RS40, and 818 acres are zoned RS80. The site is largely undisturbed and features heavy tree canopy, a pond, numerous streams that bisect the site, and a topographical pattern of ridges and valleys. The surrounding area is largely rural, with irregularly shaped single-family parcels and vacant properties. One of the adjacent parcels to the west, located at the intersection of S. Harpeth Road and Old Harding Pike, contains a cemetery. There are scattered two-family uses to the south, near Highway 100.

Regulatory Plan

The plan proposes a maximum of 506 single-family lots, religious institution, greenway, park, agricultural activity, cemetery, safety services, pond/lake, and associated accessory uses. Accessory uses include accessory apartment, garage sale, home occupation, leasing/sales office, stable, day care home, community gardening (noncommercial), and rural bed and breakfast homestay. The plan is a regulatory plan and includes development standards rather than a traditional site plan, which would show the overall design and site layout. The plan identifies proposed access points at Griffith Road, Highway 100, and S. Harpeth Road. The plan also identifies 2 acres to be dedicated for a future fire station near the Highway 100 access point. This would be dedication of a site only, not construction of a station. Emergency access is proposed through an access easement on the adjacent cemetery. The site is located in the Harpeth Valley Utility District (HVUD). HVUD has confirmed an extension of the public sewer system will be required to connect to the site.

BELLEVUE COMMUNITY PLAN

T2 Rural Maintenance (T2 RM) is intended to maintain rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RM areas have established low-density residential, agricultural, and institutional development patterns. Although there may be areas with sewer service or that are zoned or developed for higher densities than is generally appropriate for rural areas, the intent is for sewer services or higher density zoning or development not to be expanded. Instead, new

development in T2 RM areas should be through the use of a Rural Character Subdivision at a maximum gross density of 1 dwelling unit/2 acres with individual lots no smaller than the existing zoning and a significant amount of permanently preserved open space.

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

Conservation policy at this site recognizes streams and stream buffers, significant areas of slopes greater than 20%, pond/lake buffer, problem soils, potential wetlands and floodplain, and associated stormwater regulation buffers.

ANALYSIS

The site is unique, in that it is largely undeveloped and contains features that have been preserved over time, including natural ridges and valleys that contribute to the rural character of the surrounding area. Most of the site is located within the Conservation policy area, identifying sensitive environmental features that are prevalent throughout the site. The areas that are not encumbered by sensitive features are identified as within the T2 RM policy area, which is intended for very low density residential development that is meant to reflect the existing character. Within T2 Rural areas, the primary intent of Conservation policy is preservation rather than remediation. Of the total site acreage, staff has calculated approximately 900 acres located in the CO policy area and 219 acres are located in the T2 RM policy area. While it may be possible to develop the site sensitively in a manner that is consistent with policy guidance, staff has the following fundamental concerns about how this can be achieved under the current scope.

Development Entitlements

When evaluating rezone requests, staff considers the appropriateness of the request against the land use policy, the surrounding context, and the maximum entitlements that could be permitted (existing and proposed) to understand the opportunities or tradeoffs a rezone might present versus subdividing under existing entitlements and the requirements of the Subdivision Regulations. Maximum entitlement determinations are derived from the base zoning, total site acreage, and what can be achieved under the Subdivision Regulations; consideration of the total acreage without accounting for infrastructure, road layout, functional lot configuration, or meeting all requirements of the Subdivision Regulation would be an inaccurate representation of development entitlements.

Subdivisions in T2 RM policy areas are required to comply with the Rural Character Subdivision standards, including identification of primary conservation land (sensitive areas which are preserved from development), and identification of the remaining area, which becomes the development footprint. The development footprint represents the areas suitable for development and would serve as a basis for comparison, in terms of a realistic lot layout that could be achieved under the existing zoning. A conceptual development footprint was initially provided to staff but did not identify the underlying CO and RM policy areas. Identification of the policy areas within the development footprint is necessary to 1) determine if the development footprint is located outside of the environmentally sensitive areas identified by the CO policy, and 2) evaluate the remaining acreage located in the T2RM policy area that may be considered for development. This information was not provided by the applicant; however, staff has evaluated and determined that approximately 900 acres are located in the CO policy area, leaving approximately 219 acres that may be suitable for development.

The policy advises that new development in T2 RM should be through the use of a Rural Character Subdivision at a maximum gross density of 1 dwelling units/2 acres with individual lots no smaller than the existing zoning. If the 219 acres that staff identified within T2 RM policy were found to be suitable for development, the maximum density would yield slightly under 110 lots. The proposed SP includes 506 lots. While it may be possible to subdivide the portions of the site suitable for development, staff is unable to determine the appropriate development threshold without having a conceptual layout that demonstrates overall impact.

It's also worth noting that a majority of the site is already zoned for lot sizes of approximately 2 acres, consistent with policy guidance for new developments. Approximately 1,105 acres are currently zoned AR2a (minimum lot size of 2 acres) or RS80 (minimum lot size of 1.84 acres).

Land Use Policy

The T2RM policy is applicable to areas that are zoned rural residential, where the primary land use is rural residential, or that are envisioned to remain primarily rural residential.

Proposed uses include 506 single-family residential lots, but the plan also identifies other uses, including as agricultural activity, religious institution, and rural bed and breakfast homestay, as permitted uses. Many of the other uses proposed are not currently permitted or are only permitted by Special Exception. The plan does not specify the size or scope of these additional permitted uses or identify particular areas of the site where they are proposed. Based on the limited information provided, staff is unable to make a determination on the collective impact of the proposed uses and whether the uses are consistent with the land use policy.

Sewer Policy

Areas designated as T2 Rural or as CO Conservation within a T2 Rural context in NashvilleNext are intended to remain rural in character until the Planning Commission acts to change their designation. Rural character is defined in NashvilleNext and relies on low densities of development that may be incompatible with the availability of sanitary sewer connections.

As explained earlier in this report, existing sewer service is not available and a public sewer extension will be required to connect to the site. To maintain rural character and to be consistent with the T2 RM policy guidance of NashvilleNext, it is the policy of the Planning Commission to recommend disapproval of any extension of sewer services to areas designated as T2 Rural or as CO Conservation within a T2 Rural context, as well as any expansion of current sewer service beyond what is necessary to adequately serve current customers, unless the Director of the Metro Water Services has determined that there are health and safety issues that require the extension of expansion. Property owners in these rural areas *wishing to develop their property more intensely than these policies allow* should submit a request to change the relevant area to a non-rural policy within NashvilleNext. A land use policy change was not requested with this application.

Staff's evaluation indicates the proposed development will be more intense than what the land use policies allow, but our analysis is based on assumptions because limited information was provided by the applicant. Therefore, staff is unable to make a final determination on development intensity and evaluate this request against the sewer extension policy.

Analysis

While it may be possible to develop the site sensitively in a manner that is consistent with policy guidance, staff is unable to determine if the plan complies without having a conceptual layout plan that demonstrates compliance with the adopted Subdivision Regulations. Any Specific Plan that proposes the creation of individual lots must also demonstrate compliance with applicable Subdivision Regulations and Stormwater Management Ordinance. Approval of an SP does not relieve a property owner of these requirements. One of staff's primary concerns is the ability of the plan to meet basic life/safety requirements relative to proposed accessed and circulation, given the environmental features that may impact road connectivity internal to the site. Until this information has been provided, staff is unable to review the appropriateness of this request relative to the sewer extension policy. Additionally, the SP includes a variety of uses other than those permitted beyond the proposed 506 single-family lots. While additional information was requested regarding the scope and scale of those uses, it has not been received. Therefore, projections of traffic counts are premature and cannot be provided accurately. Finally, not all agencies have recommended approval. Given the totality of staff's concerns and that not all agencies have provided recommendations of approval, staff recommends disapproval.

FIRE MARSHAL RECOMMENDATION

Returned for corrections

- Comments from previous review remain. Details on access roads, grades, fire hydrant flows, size and type of proposed units is required. Per Ragan Smith response letter (7/6/20) and attached. A more detailed site plan will be submitted with the Final SP.
- Updated notes 8/5/20- Provide engineering analysis for emergency access easement wooden bridge and roadway. 20' minimum pavement width capable of supporting 75,000lb loading. Maximum allowable grade for required fire apparatus access route is 10%.

STORMWATER RECOMMENDATION

Approve with conditions

- The plans reference outdated FEMA information. The correct map number should be 47037C0317H. Multiple references to the old map information should be revised.

WATER SERVICES RECOMMENDATION

N/A

- Harpeth Valley Water and Sewer Utility District.

HARPETH VALLEY UTILITIES DISTRICT RECOMMENDATION

- Domestic water service is available from an existing 6-inch water line located along S. Harpeth Road. Improvements to this water line would be required in order to support the proposed development
- Water service for the proposed higher elevation section depicted on the provide area map is available from an existing 4-inch water line located along Griffith Road. Pressures can be expected to range between 30 to 45 pounds per square inch at this location. Improvements to this water line and the Griffith Road water tank may be required in order to support the proposed development
- The District needs to perform improvements to its sanitary sewer system downstream of this proposed development. Upon receipt of tapping privilege fees, construction of these improvements will begin and are anticipated to require approximately nine to twelve months to complete. Once completed, sewer service will be available from an existing 8-inch sewer line located between McCrory Land and Westhaven Drive bordering Davidson Co. Tax Map parcels

15515001200 and 1551500300. An extension of the public sewer system at the Developer's expense will be required to connect to this location.

PUBLIC WORKS RECOMMENDATION
Approve

TRAFFIC AND PARKING RECOMMENDATION
Approve with conditions

The following is required at full build-out.

- Widen South Harpeth Road from Highway 100 to Proposed Access to include a 2' paved shoulder on each side of South Harpeth Road.
- Highway 100 at South Harpeth Road / Old Harding Pike
 Construct an eastbound left-turn lane, westbound right-turn lane, and a southbound right-turn lane. Storage shall be provided per the TIS.
- Highway 100 at McCrory Lane
 If not built prior, development shall construct a westbound right-turn lane and an additional southbound lane with traffic signal modifications per the TIS by the 125th residential unit.
- Lewis Road at Griffith Road
 Development shall resolve all sight distance limitations.
- McCrory Lane at Lewis Road
 Construct a southbound right-turn lane.
 Developer shall assess sight distance constrains and maximize sight distance where feasible.
- Highway 100 at Proposed Access
 Construct an eastbound left-turn lane and a westbound right-turn lane. Storage shall be provided per the TIS.
- A detailed evaluation of available sight distance shall be submitted to establish the final location of the proposed access points on Highway 100, South Harpeth Road, and Griffith Road. Obstructions to the intersection sight distance shall be eliminated or mitigated prior to the construction of the intersection.

Maximum Uses in Existing Zoning District: **RS80, RS40, and AR2a**

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)	219*	-	110U	1136	83	112

*Approximately 219 acres has been identified by staff as suitable for development based on the rural subdivision regulations.

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
Single- Family Residential (210)	1,119	-	506 U	4622	365	482

Traffic changes between maximum: **RS80, RS40, AR2a and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+396 U	+3486	+282	+370

STAFF RECOMMENDATION

Staff recommends disapproval.

Ms. Rickoff presented the staff recommendation of disapproval.

Alan Thompson, Ragan-Smith, spoke in favor of the application.

Douglas Berry, 3826 Woodmont Ave, spoke in opposition to the application.

Douglas Jahner, 8495 Poplar Creek Rd, spoke in opposition to the application.

Councilmember Rosenberg thanked staff for their work on this item.

Chairman Adkins closed the Public Hearing.

Ms. Blackshear noted there is still information needed to approve this plan.

Ms. Farr expressed agreement with Ms. Blackshear's comments and spoke in favor of staff recommendation of disapproval.

Mr. Gobbell spoke in favor of staff recommendation of disapproval.

Mr. Haynes spoke in favor of staff recommendation of disapproval.

Ms. Johnson spoke in favor of staff recommendation of disapproval.

Mr. Lawson would like to consider an indefinite deferral to allow time for more information.

Dr. Sims spoke in favor of staff recommendation of disapproval.

Mr. Tibbs moved and Ms. Johnson seconded the motion to disapprove. (8-2) Mr. Lawson and Councilmember Murphy voted against.

Resolution No. RS2020-213

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020SP-034-001 is **disapproved. (8-2)**

22. 2020S-143-001

ROEHRIG SUBDIVISION

Council District 11 (Larry Hagar)

Staff Reviewer: Joren Dunnavant

A request for final plat approval to create six lots on property located at 43 B Jones Circle, at the northwest terminus of Roehrig Court, zoned R15 (4.08 acres), requested by Dale and Associates, applicant; William B. Roehrig III and William Bryan Roehrig Jr., owners.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Final plat approval to create six lots.

Final Plat

A request for final plat approval to create six lots on property located at 43 B Jones Circle, at the northwest terminus of Roehrig Court, zoned One and Two-Family Residential (R15) (4.08 acres).

SITE DATA AND CONTEXT

Location: West side of Roehrig Court in Old Hickory. Roehrig Court is a dead-end and is accessed by Jones Circle to the south. The northern edge of the site is bordered by the Cumberland River.

Street Type: Roehrig Court is a local street with approximately 46' of right-of-way and approximately 20' of pavement width.

Approximate Acreage: 7.39 acres or 177724.8 square feet.

Parcel/Site History: This site is comprised of one parcel which was created by deed in 1969.

Zoning History: The site has been zoned R15 since 1974. The site is also within the Airport Impact Overlay (OV-AIR). The OV-AIR was adopted in 1974.

Existing land use and configuration: The site consists of one single-family residence and vacant residential land.

Surrounding land use and zoning:

- **North:** One and Two-Family Residential (R15)
- **South:** One and Two-Family Residential (R15)
- **East:** One and Two-Family Residential (R15)
- **West:** One and Two-Family Residential (R15)

Zoning: One and Two-Family Residential (R15)

- Min. lot size: 15,000 square feet
- Max. height: 3 stories
- Min. street setback: Lots 1, 2, 3 – 50 feet; Lots 4, 5, 6 – 100 feet. These are consistent with similar platted setbacks along this street.
- Min. rear setback: 20'
- Min. side setback: 10'
- Max. building coverage: 0.35

PROPOSAL DETAILS

This proposal is for subdivision approval under existing zoning entitlements. No rezoning is proposed with this application.

Number of lots: 6

Lot sizes: Lots range in size between 23,961 sq. ft. to 38,977 sq. ft.

Access: Access is from Roehrig Court

Subdivision Variances or Exceptions Requested: None

APPLICABLE SUBDIVISION REGULATIONS

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

3-1 General Requirements

Staff finds that all standards are met.

3-2 Monument Requirements

Not applicable to this case. No new streets are proposed to be constructed.

3-3 Suitability of the Land

Not applicable to this case. Based on available data, this site does not contain FEMA floodway or floodplain, steep slopes as identified on Metro’s topographical maps, rock formations, problem soils, sinkholes, other adverse earth formations or topography, utility easements, or other features which may be harmful to the safety, health and general welfare of the inhabitants of the land and surrounding areas.

3-4 Lot Requirements

All proposed lots comply with the minimum lot size of the zoning code. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of R15 zoning at the time of building permit. All proposed lots have frontage on a public street, Roehrig Court.

3-5 Infill Subdivisions

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan.

3-5.2 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Maintenance, except where a Special Policy and/or a Designated Historic District exists.

Section 3-5.2 of the Subdivision Regulations outlines criteria for determining compatibility for property located in Neighborhood Maintenance policy areas. “Surrounding parcels” is defined as the five parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same block face, whichever is less. The five lots on the north side of the parcel proposed for subdivision were used in this evaluation.

Based on the surrounding parcels, the minimum required lot frontage along Roehrig Court is determined to be 39 feet and the minimum required lot area is approximately 23,958 square feet (0.55 acres) per lot. All proposed lots meet these compatibility requirements.

3-5.3 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Evolving and/or Special Policies, except within Designated Historic Districts.

Not applicable to this case.

3-5.4 Criteria for Determining Compatibility for Designated Historic Districts.

Not applicable to this case.

3-5.5 *Infill Subdivision Frontage. Infill lots with a street frontage of less than 50' and without access to an improved alley are required to be accessed via a shared drive. All lots have frontage over 50 feet.*

3-5.6 Reasonable Conditions

Staff recommends no additional conditions as the proposal meets the compatibility requirements.

3-6 Blocks

Not applicable to this case. This proposal is for an infill subdivision. No new blocks are being created.

3-7 Improvements

Not applicable to this case. No public infrastructure or improvements are required with this subdivision. Construction plans for any required private improvements (private stormwater, water and sewer lines and connections) will be reviewed at the time of building permit.

3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities

Not applicable to this case. Sidewalks are required only in association with new streets. The proposed subdivision is located on an existing street. Sidewalks may be required at the time of building permit pursuant to Section 17.20.120 of the Zoning Code.

3-9 Requirements for Streets

Not applicable to this case. The proposal is for an infill subdivision located on an existing street. No new streets are proposed.

3-10 Requirements for Dedication, Reservations, or Improvements

Not applicable to this case. The subdivision does not adjoin or encompass either a greenway corridor shown on the Countywide Greenways Plan or Countywide Parks Master plan, it is not located on a substandard street, or on a route depicted on the Major and Collector Street Plan.

3-11 Inspections During Construction

This section is applicable at the time of construction, which for this proposed subdivision, will occur only after issuance of a building permit approved by Metro Codes and all other reviewing agencies.

3-12 Street Name, Regulatory and Warning Signs for Public Streets

Not applicable to this case. The proposal is for an infill subdivision located on an existing street. No new streets are proposed.

3-13 Street Names, Regulatory and Warning Signs for Private Streets

Not applicable to this case. The proposal is for an infill subdivision located on an existing street. No new streets are proposed.

3-14 Drainage and Storm Sewers

Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed plat and found it to comply with all applicable standards of this section. Stormwater recommends approval.

3-15 Public Water Facilities

Metro Water Services has reviewed this proposed final plat for water and has recommended approval.

3-16 Sewerage Facilities

Metro Water Services has reviewed this proposed final plat for sewer and has recommended approval with conditions.

3-17 Underground Utilities

Not applicable to this case. Utilities are required to be located underground whenever a new street is proposed. The proposal is for an infill subdivision located on an existing street. No new streets are proposed.

PLANNING STAFF COMMENTS

The proposed subdivision meets the standards of the subdivision regulations. Future development will be required to meet the standards of the Metro Zoning Code in regard to setbacks, sidewalks, etc. Staff recommends approval with conditions as the proposed subdivision meets the requirements of the Subdivision Regulations.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building or construction details provided. Subject to full and complete plan review for compliance with adopted building and fire code.

STORMWATER RECOMMENDATION
Approve

PUBLIC WORKS RECOMMENDATION
Approve

TRAFFIC AND PARKING RECOMMENDATION
Approve

WATER SERVICES RECOMMENDATION
Approve

STAFF RECOMMENDATION
Staff recommends approval with conditions.

CONDITIONS

1. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.
2. Comply with all conditions and requirements of Metro agencies.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2020S-143-001 based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all of the staff recommended conditions.

Mr. Dunnavant presented the staff recommendation of approval with conditions.

Adam Sager, 516 Heather Place, spoke in favor of the application.

Chairman Adkins closed the Public Hearing.

Ms. Farr moved and Dr. Sims seconded the motion to approve with conditions. (10-0)

Resolution No. RS2020-214

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020S-143-001 is **approved with conditions.**
(10-0)

CONDITIONS

1. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.
2. Comply with all conditions and requirements of Metro agencies.

23. 2020DTC-018-001

226 3RD AVENUE NORTH

Council District 19 (Freddie O'Connell)

Staff Reviewer: Eric Hammer

A request for modification of overall building height for property located at 226 3rd Avenue North, approximately 155 feet southeast of Union Street, within the Core Historic Subdistrict of the DTC and within the Capitol Mall Redevelopment Overlay District (0.13 acres), to allow 17 stories of building height where 6 is permitted by right, requested by Gresham Smith, applicant; The Fed LLC, owner.

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

APPLICANT REQUEST

Modification of overall height standards of the DTC, Core Historic Subdistrict, to allow seventeen stories of building height where six is permitted by right.

DTC Overall Height Modification

A request for a modification of overall building height for property located at 226 3rd Avenue North, within the Core Historic Subdistrict of the Downtown Code (DTC).

Existing Zoning

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

PROJECT OVERVIEW

The project proposes a 17-story hotel (14-story addition, 3-story existing building) with ground floor restaurant and lobby space. No on-site parking is provided. In addition to reopening the lobby entrance to 3rd Avenue North, pedestrian openings to Alley #3 are proposed to activate this space. The existing 3-story building was originally constructed for use as a Federal Reserve Bank but has been significantly modified from that original use to function as a large single-family residence.

OVERALL HEIGHT MODIFICATION PROCESS

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

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

OVERALL HEIGHT MODIFICATION ANALYSIS

The Core Historic Subdistrict

This subdistrict of the Downtown Code allows this property to have six stories.

Bonus Height Program

In the Core Historic Subdistrict, an additional four stories may be earned, up to a maximum of ten stories, through use of the Bonus Height Program. The opportunities for Bonus Height within this subdistrict are the Historic Building Preservation bonus or a transfer of earned bonuses from elsewhere within the DTC. A Determination Letter, signed by the Executive Director of the Planning Department, is attached to this staff report and states the development has made reasonable efforts to use all appropriate bonuses available in the Bonus Height Program.

Community Meeting

The applicant held a virtual community meeting on July 9, 2020 and sent notices to properties within 300 feet. Several questions were answered and no members of the public expressed opposition. This meeting was recorded and is viewable.

Metropolitan Development and Housing Agency Design Review Committee Meeting

The Metropolitan Development and Housing Agency Design Review Committee (MDHA DRC) convened on August 18, 2020 and voted (with two opposed) to conceptually approve the project, approve modifications to the maximum tower dimensions, and to recommend approval to modify the overall height to 17 stories.

ANALYSIS

The subject property is the only parcel on the east side of 3rd Avenue that is within the Core Historic subdistrict of the DTC; all other properties north of Bankers Alley on this block face are within the 2nd and Broadway subdistrict of the DTC. The property immediately to the south is within the 2nd Avenue Historic Preservation Zoning Overlay.

The Stahlman Building, across the alley to the north, stands at 12 stories and 176' (including penthouse) and is on the National Register of Historic Places. The building to the south is 221 2nd Avenue North, which has frontage on both 2nd Avenue North and 3rd Avenue North. This building is on the National Register and is within the 2nd Avenue Historic Preservation Zoning Overlay, which places historic zoning controls on the construction, alteration, repair, relocation or demolition of buildings.

Although the subject property was placed on the National Register in 1984, it is neither within a Historic Preservation Zoning Overlay, nor a Historic Landmark District. There are no zoning controls on this property that would prevent alteration or demolition of the existing building. The site is currently zoned for 6 stories and may earn (or transfer) an additional 4 stories for a total of 10 stories.

Overall Height Modifications may be granted for exceptional design, which is reviewed by three broad criteria, including but not limited to unique architecture, exceptionally strong streetscape, and improvement of the project's relationship to surrounding properties.

The building has been significantly modified since it was used as a federal reserve bank and has functioned as a large single-family home for several years. Alterations like the addition of a floor that halves the grand lobby and a general lack of maintenance pose challenges to an adaptive reuse. The proposed design activates the adjacent segment of Bankers Alley with an active entrance and outdoor dining, providing an enhanced pedestrian streetscape with a living alley concept. The plan also calls for a restoration of the grand lobby, with necessary structural supports, elevators, and stairs. The design of the vertical addition is distinct from the existing building below it in both materiality and configuration. This distinction is a key design feature that maintains the integrity of the existing building. The addition is generally compatible at the street level with the Stahlman Building, which is 12 stories and 180 feet tall, and the American Trust Building (Hotel Indigo), which is 15 stories and 180 feet tall.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. The Overall Height Modification is tied specifically to the preservation of the existing structure. This approval is conditioned to the applicant's commitment to restore and preserve the exterior and interior of the building, consistent with the plans on file and the presentation made to the Planning Commission. Any alterations to the exterior facade or the interior structure that would result in damage to the historic integrity of the building and that deviate from the approved plans must be reconsidered through the design review process, including a determination of appropriate height.
2. The applicant shall pursue an easement or other legal mechanism that preserves the exterior of the existing structure, to be recorded prior to Use and Occupancy.
3. The applicant shall restore the grand lobby, and pursue an easement or other legal mechanism that preserves its interior, such that it is no longer partitioned and may not be in the future. The easement or other legal mechanism shall be recorded prior to Use and Occupancy.
4. Public access to the grand lobby shall be permitted and shall include a publicly visible display explaining the architectural history of the original structure.

Mr. Hammer presented the staff recommendation of approval with conditions and disapproval without all conditions.

Ms. Blackshear recused herself from this item.

Patrick Gilbert, 222 2nd Ave S, spoke in favor of the application.

Darrell Talbert, Icon Entertainment, spoke in favor of the application.

Lance DuPries, 508 Davidson St, spoke in favor of the application.

Councilmember O'Connell spoke in favor of the application.

Phillip Barton, 207 3rd Ave N, spoke in favor of the application.

Wan Choy spoke in favor of the application.

Brian Taylor, 5317 Overton Rd, spoke in favor of the application.

Tim Strobel, 301 Demonbreun St, spoke in favor of the application.

Jeff Rymer, 309 Church St, spoke in favor of the application.

Tim Walker, Metro Historical Commission, spoke in opposition to the application.

Chairman Adkins closed the Public Hearing.

Commissioners stated if any ex parte communications were had.

Ms. Farr expressed concerns with significant height, but preserving this building is very important.

Mr. Gobbell expressed concerns with the height but agrees that this building needs to be protected.

Mr. Haynes would like to see this several stories lower than the Stahlman Building.

Ms. Johnson expressed concerns with height, but also agreed with the importance of preserving this building.

Mr. Lawson also expressed concerns with height.

Councilmember Murphy spoke in favor of staff recommendation as this will give the building and area new life.

Dr. Sims expressed agreement with Mr. Haynes, the height needs to be reduced.

Mr. Tibbs stated that the height should be lower than the Stahlman Building.

The developer agreed to limit the height to no taller than the Stahlman Building, which is 176 feet.

Ms. Farr moved and Councilmember Murphy seconded the motion to approve with conditions and disapprove without all conditions including an additional condition that the height shall be limited to the height of the Stahlman Building which is 176 feet also The Commission encourages Historic Commission staff to work with Planning staff and the applicant to protect historic features. (9-0-1) Ms. Blackshear recused herself.

Resolution No. RS2020-215

“BE IT RESOLVED by The Metropolitan Planning Commission that 2020DTC-018-001 is **approved with conditions and disapproved without all conditions including an additional conditions that the height shall be limited to the height of the Stahlman Building which is 176 feet also The Commission encourages Historic Commission staff to work with Planning staff and the applicant to protect historic features. (9-0-1)**

CONDITIONS

1. The Overall Height Modification is tied specifically to the preservation of the existing structure. This approval is conditioned to the applicant's commitment to restore and preserve the exterior and interior of the building, consistent with the plans on file and the presentation made to the Planning Commission. Any alterations to the exterior facade or the interior structure that would result in damage to the historic integrity of the building and that deviate from the approved plans must be reconsidered through the design review process, including a determination of appropriate height.
2. The applicant shall pursue an easement or other legal mechanism that preserves the exterior of the existing structure, to be recorded prior to Use and Occupancy.
3. The applicant shall restore the grand lobby, and pursue an easement or other legal mechanism that preserves its interior, such that it is no longer partitioned and may not be in the future. The easement or other legal mechanism shall be recorded prior to Use and Occupancy.
4. Public access to the grand lobby shall be permitted and shall include a publicly visible display explaining the architectural history of the original structure.

Mr. Tibbs left the meeting at 7:45 p.m.

24. 123-83P-001

CANYON RIDGE, PHASE 3 (REVISION AND FINAL)

Council District 28 (Tanaka Vercher)

Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and final site plan approval for property located at Edge O Lake Drive (unnumbered), at the northwest corner of Edge O Lake Drive and Pebble Creek Drive, zoned R10 and within a Planned Unit Development Overlay District (22.02 acres), to permit 124 multi-family residential units, requested by Land Solutions Company LLC, applicant; Green Trails, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise a portion of a Planned Unit Development Overlay and final site plan to permit 124 multi-family residential units.

Revise PUD and Final Site Plan

A request to revise the preliminary plan and final site plan approval for property located at Edge O Lake Drive (unnumbered), at the northwest corner of Edge O Lake Drive and Pebble Creek Drive, zoned One and Two -Family Residential (R10) and within a Planned Unit Development Overlay District (22.02 acres), to permit 124 multi-family residential units.

Existing Zoning

One and Two-Family Residential (R20) requires a minimum 10,000 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. In this case the overlay dictates use and intensity.

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.

REQUEST DETAILS

The Canyon Ridge PUD was originally approved in 1983, for 78 single-family lots and 514 multi-family units. The plan was later amended by Council in 1986, to permit a maximum of

1,200 multi-family units. The 1986, amendment included 392 multi-family units in the subject phase. Since 1986 the layout has been revised several times and the last revision for the subject phase was approved for 162 multi-family residential units. The area councilmember requested a periodic PUD. review for this project after the application was submitted. The Commission found that the PUD was active at the April 13, 2020, Planning Commission meeting.

Site Plan

The plan calls for 124 multi-family residential units. All units are located on private drives and ingress/egress is from two drives onto Edge-O-Lake Drive. Surface parking is provided for all units.

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.

Staff finds that the plan is consistent with the Council approved plan and can be considered as a minor modification. Generally, the layout is consistent with the last approved site plan. The plan does not exceed the allowed density as approved by council, and ingress/egress to streets currently approved for access. The site sits on a large hill. A benefit of the new plan is that it reduces the footprint of the development and will require less grading than the currently approved plan.

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

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- Prior to bldg. permit approval, submit private hauler agreement for site waste/recycle disposal.
- For permit approval: Show all access ramps as ST-325(typical). From previous, remove from plans the ST-323 callout.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

In accordance with 2019 TIS for Canyon Ridge, developer shall construct the recommended roadway improvements.

- The southern project access should be constructed directly opposite Rice Road and controlled by a stop sign at the intersection with Edge O'Lake Drive. Although the traffic volumes at this intersection will be relatively low, it would be appropriate to construct the project access to include one entering lane and two exiting lanes, striped as a left turn lane and a shared through/right turn lane.
- The northern project access should be controlled by a stop sign at the intersection with Edge O'Lake Drive. Although the traffic volumes at this intersection will be relatively low, it would be appropriate to construct the project access to include one entering lane and two exiting lanes, striped as separate left and right turn lanes.
- Field observations indicate that adequate sight distance is available for motorists exiting the project site. However, the project accesses have not been constructed, so accurate sight distance measurements cannot be collected to adequately represent the future conditions. Therefore, sight triangles should be provided for the intersections of Edge O'Lake Drive and the project accesses in conjunction with construction documents for the proposed project. These sight triangles should be developed based on guidelines that are included in A Policy on Geometric Design of Highways and Streets, which is published by the American Association of State Highway and Transportation Officials (AASHTO) and commonly known as The Green Book. Specifically, The Green Book indicates that for a speed of 25 mph, the minimum stopping sight distance is 155 feet. This is the distance that a motorist on Edge O'Lake Drive will need to come to a stop if a vehicle turning from the project creates a conflict. Also, based on The Green Book, the minimum intersection sight distance is 280 feet. This is the distance that a motorist on a project access will need to safely complete a turn onto Edge O'Lake Drive.

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.th a corrected copy of the preliminary PUD plan.

Mr. Swaggart presented the staff recommendation of approval with conditions.

Kevin Estes, 2925 Berry Hill Dr, spoke in favor of the application.

Councilmember Vercher spoke neither in favor nor in opposition but addressed infrastructure concerns.

Chairman Adkins closed the Public Hearing.

Ms. Farr moved and Ms. Blackshear seconded the motion to approve with conditions. (9-0)

Resolution No. RS2020-216

“BE IT RESOLVED by The Metropolitan Planning Commission that 123-83P-001 is **approved with conditions. (9-0)**
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. th a corrected copy of the preliminary PUD plan

25. 2020Z-089PR-001

Council District 10 (Zach Young)

Staff Reviewer: Joren Dunnavant

A request to rezone from RS7.5 to RM4-NS zoning for property located at Edgemeade Boulevard (unnumbered), approximately 440 feet east of Gallatin Pike (2.01 acres), requested by Civil Site Design Group, applicant; Shawn H. Ghafoor, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS7.5 to RM4-NS.

Zone Change

A request to rezone from Single-Family Residential (RS7.5) to Multi-Family Residential – No Short Term Rental (RM4-NS) zoning for property located at Edgemeade Boulevard (unnumbered), approximately 440 feet east of Gallatin Pike (2.01 acres).

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 11 units.*

Proposed Zoning

Multi-Family Residential – No Short Term Rental (RM4-NS) is intended for single-family, duplex, and multi-family dwellings at a density of four dwelling units per acre. The -NS designation prohibits Short Term Rental Property – Owner Occupied and Short Term Rental Property – Not-Owner Occupied uses from the district. *RM4 would permit a maximum of 8 units.*

MADISON 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.

ANALYSIS

The site is located in Madison, just east of Gallatin Pike. The site is currently vacant. The surrounding land use is single family residential, multi-family residential, industrial, and vacant. There is currently multi-family residential to the east, a car dealership directly to the north, and a single-family residence directly to the west.

The T4 NM policy identifies several factors as consideration for rezoning while placing an emphasis on retaining the existing character of the neighborhood. This proposed site is identified as Transition/Infill in the Growth and Preservation Concept Plan of NashvilleNext. Transition/Infill areas are generally located between higher intensity corridors and less intense residential areas and provide for a step between the two. Because there is an intense commercial use to the north, and a higher density residential development to the east, the proposed RM4-NS will provide a transition between these uses and the single family residential lot to the southeast. Additionally, the requested rezoning permits fewer units than the current zoning but provides for more flexibility in design and housing type, allowing for attached units similar to the existing multi-family development in the area. Given these factors, the proposed zone change is consistent with the policy.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/or building construction information provided. Any additional fire code or access issues will be addressed during the construction permitting process. 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: **RS7.5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	2.01	5.808 D	11 U	137	13	13

Maximum Uses in Proposed Zoning District: **RM4-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)	2.01	4 D	8 U	59	4	5

Traffic changes between maximum: **RS7.5 and RM4-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-3 U	-78	-9	-8

METRO SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 2 Elementary 1 Middle 1 High

Projected student generation proposed RM4-NS district: 1 Elementary 1 Middle 1 High

The proposed RM4-NS zoning generates fewer students than the existing RS7.5 zoning district. Students would attend Gateway Elementary School, Goodlettsville Middle School, and Hunters Lane High School.

STAFF RECOMMENDATION

Staff recommends approval.

Mr. Dunnivant presented the staff recommendation of approval.

The applicant spoke in favor of the application.

Karen Sloan spoke in opposition to the application.

Chairman Adkins closed the Public Hearing.

Mr. Haynes spoke in favor of staff recommendation.

Ms. Johnson spoke in favor of staff recommendation.

Councilmember Murphy spoke in favor of staff recommendation.

Dr. Sims spoke in favor of staff recommendation.

Ms. Blackshear spoke in favor of staff recommendation.

Ms. Farr spoke in favor of staff recommendation.

Mr. Gobbell moved and Ms. Farr seconded the motion to approve. (9-0)

Resolution No. RS2020-217

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-089PR-001 is **approved. (9-0)**

- 26. 65-76P-002**
COMMERCIAL PUD (PERIODIC REVIEW)
Council District 03 (Jennifer Gamble)
Staff Reviewer: Jason Swaggart

A request for a periodic review for a portion of a Planned Unit Development for a part of property located at Brick Church Pike (unnumbered), at the northwest corner of Old Hickory Boulevard and Brick Church Pike, zoned R20, (3 acres), requested by Councilmember Jennifer Gamble, applicant; Gordon F. McCammon and Robert C. Helson, owners.

Staff Recommendation: Defer to the October 8, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 65-76P-002 to the October 8, 2020, Planning Commission meeting. (9-0)

I: OTHER BUSINESS

- 27. Historic Zoning Commission Report
- 28. Board of Parks and Recreation Report
- 29. Executive Committee Report
- 30. Accept the Director's Report

Resolution No. RS2020-2218

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report is **approved. (10-0)**

- 31. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

September 24, 2020

MPC Meeting

4 pm, via remote teleconference

October 08, 2020

MPC Meeting

4 pm, location to be determined

October 22, 2020

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT

The meeting adjourned at 8:48 p.m.