

METROPOLITAN PLANNING COMMISSION

DRAFT MINUTES

October 08, 2020
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the October 8th 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
Lillian Blackshear
Dr. Pearl Sims
Mina Johnson
Jim Lawson
Councilmember Kathleen Murphy

Commissioners Absent:
Brian Tibbs

Staff Present:

Lucy Kempf, Executive Director
Bob Leeman, Deputy Director
Kelly Adams, Admin Services Officer IV
Shawn Shepard, Planning Manager I
Greg Claxton, Planning Manager I
Abbie Rickoff, Planner II
Eric Hammer, Planner II
Logan Elliott, Planner II
Patrick Napier, Planner I
Alex Dickerson, Legal

Lucy Alden Kempf

Secretary and Executive Director, Metro Planning Commission

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

SPECIAL NOTICE TO THE PUBLIC

Out of an abundance of caution, and pursuant to recommendations from federal, state and local health agencies regarding avoiding group gatherings due to the COVID-19 Coronavirus, the October 8, 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, October 6th. 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 October 8, 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-19 outbreak. (9-0)

C: ADOPTION OF AGENDA

Ms. Farr moved and Mr. Haynes seconded the motion to adopt the agenda. (9-0)

D: APPROVAL OF SEPTEMBER 24, 2020 MINUTES

Ms. Farr moved and Ms. Johnson seconded the motion to approve the September 24, 2020 minutes. (9-0)

E: RECOGNITION OF COUNCILMEMBERS

Councilmember Evans spoke in favor of Item 8.

F: ITEMS FOR DEFERRAL / WITHDRAWAL: Items 1, 2, 3, 4, 5, 6, 7,14,16

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 Lawson seconded the motion to approve the Deferred and Withdrawn items.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

Ms. Blackshear recused herself from Item 6.

G: CONSENT AGENDA ITEMS: Items 8, 9, 10, 11, 12, 13, 20, 21, 25

Mr. Lawson moved and Councilmember Murphy seconded the motion to approve the Consent Agenda. (9-0)

Ms. Blackshear recused herself from Item 8 and Item 11.

H: ITEMS TO BE CONSIDERED

- 1. 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 Indefinitely.

The Metropolitan Planning Commission indefinitely deferred 2019S-086-001. (9-0)

- 2. 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 October 22, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2019S-234-001 to the October 22, 2020, Planning Commission meeting. (9-0)

3. **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

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 October 22, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020S-113-001 to the October 22, 2020, Planning Commission meeting. (9-0)

4. **2004UD-002-011**
VILLAGES OF RIVERWOOD - SECTION M
Council District 14 (Kevin Rhoten)
Staff Reviewer: Logan Elliott

A request to modify the Villages of Riverwood Urban Design Overlay District for property located at Stonewater Drive (unnumbered), approximately 400 feet southwest of Hickory Brook Drive, zoned RM9 and within the Villages of Riverwood Urban Design Overlay District (23.35 acres), to change the 776 assisted living units to 210 multi-family residential units, requested by Dale and Associates, applicant; Villages of Riverwood and Browns Farm, owner.

Staff Recommendation: Defer to the October 22, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2004UD-002-011 to the October 22, 2020, Planning Commission meeting. (9-0)

5. **2020Z-113PR-001**
Council District 21 (Brandon Taylor)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning for property located at 717 27th Avenue North, approximately 250 feet south of Booker Street (0.21 acres), requested by Timo6, LLC, applicant; Jun Yen Shang, owner.

Staff Recommendation: Defer to the October 22, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020Z-113PR-001 to the October 22, 2020, Planning Commission meeting. (9-0)

6. **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: Defer to the October 22, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020Z-102PR-001 to the October 22, 2020, Planning Commission meeting. (8-0-1)

7. **2020SP-042-001**
BETHANY AT DODSON CHAPEL
Council District 14 (Kevin Rhoten)
Staff Reviewer: Amelia Lewis

A request to rezone from RS15 to SP zoning for properties located at 3941 and 3957 Dodson Chapel Road, approximately 175 feet south of Central Pike (3.64 acres), to permit a multi-family development, requested by Dodson Chapel Developments LLC, applicant and owner.

Staff Recommendation: Defer to the October 22, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2020SP-042-001 to the October 22, 2020, Planning Commission meeting. (9-0)

8. 2011SP-005-003
CENTRAL PIKE SOUTH SP (AMENDMENT)
Council District 12 (Erin Evans)
Staff Reviewer: Logan Elliott

A request to amend a Specific Plan for properties located at 4124, 4140, 4144 and 4156 Central Pike and at 6002 S. New Hope Road, approximately 250 feet east of Tulip Grove Road (25.93 acres), to modify the permitted land uses, requested by Civil Site Design Group, applicant, Chris Pardue, Winton, Bettie J. Trustee and Central Pike Church, owners.

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

APPLICANT REQUEST

Amend a Specific Plan to modify the permitted land uses.

A request to amend a Specific Plan for properties located at 4124, 4140, 4144 and 4156 Central Pike and at 6002 S. New Hope Road, approximately 250 feet east of Tulip Grove Road (25.93 acres), to modify the permitted land uses.

Existing Zoning

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

Proposed Zoning

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

DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN

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

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. The conservation policy recognizes a stream that traverses the property.

SITE CONTEXT AND PLAN DETAILS

The site is located between Central Pike and Interstate 40, west of S. New Hope Road. The site is approximately 25.93 acres in size and includes five parcels. Three existing residences and a religious institution front along Central Pike with a fourth existing residence fronting S New Hope Road. Central Pike is classified as an Arterial Boulevard and S. New Hope Road is a Collector Avenue in the Major and Collector Street Plan. The surrounding area is primarily single-family residential, vacant, institutional, office, and multi-family residential land uses.

Existing SP

The existing SP is a regulatory plan that allows a mix of residential, institutional, educational, office, medical, transportation, communication, commercial, recreation and entertainment, and other uses. The existing bulk standards and density maximums permit a development intensity similar to the MUL zoning district. This property was originally rezoned to SP in 2011 and was amended in 2015. The 2011 Ordinance included a number of conditions that were maintained with the 2015 amendment and are proposed to be maintained with this amendment.

Site Plan

The plan proposes to amend the regulatory standards of the SP to remove some land uses and to expand the area in which some land uses are permitted. The south-west corner of the site was specifically identified as permitting boat storage in the 2015 SP amendment. The boat storage use and bulk standards are proposed to be removed with this application. The bulk standards are otherwise not being modified with this application. The conditions of approval that were included with Ordinance BL2011-885 and carried forward with Ordinance BL2015-21 are proposed to be maintained with this amendment application. These conditions address site design standards and public roadway improvements.

Additionally, the application proposes to make the entire subject area mixed use, consistent with the original Preliminary SP approval in 2011. The potential for commercial development is not changing with this application. The amount of the site that is eligible for multi-family residential development is increasing to make the entire site eligible; however, the applicant is proposing to cap the maximum number of multi-family units at 700 for the entire site. Additionally, there is a condition of approval included in the BL2011-885 that requires at least 5 acres of the site to be non-residential.

ANALYSIS

The proposed development is consistent with the intent of Suburban Community Center policy to encourage and enhance the area as an intense development with a mixture of uses. The bulk standards and conditions of approval included in BL2011-885 that are being maintained with this amendment ensure a development form that is consistent with the Suburban Community Center policy. The site is well served by transportation infrastructure and there are required improvements based on a previously completed TIS. Each final may require an updated TIS.

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 with conditions

- Must comply with regulations set at the time of final submittal.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Regulatory SP only. The required 30% capacity fees must be paid prior to Final SP approval. Also, depending on the site layout, public construction plans/approval may be needed to relocate some of the on-site public sewer.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- Comply with previous roads comments and conditions.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- All previous conditions and access shall remain.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	20.59	-	901,900 SF	57244	2869	6169

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	5.34	-	134,566 SF	259	42	44

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	11.31	-	452 U	3377	200	227

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)	20.93	-	700 U	5257	301	327

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	25.93	-	1,129,510 SF	71690	3592	7726

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+16067	+782	+1663

METRO SCHOOL BOARD REPORT

Projected student generation existing SP district: **90 Elementary 77 Middle 59 High**

Projected student generation proposed SP district: **167 Elementary 142 Middle 109 High**

The proposed SP zoning is expected to generate 192 additional students than the existing SP zoning. Students would attend Dodson 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 all uses as shown on the plan. The multi-family residential land use shall be limited to 700 units. Short term rental properties – owner occupied and short term rental properties – not owner occupied are prohibited.
2. The Live-Work land use shall be subject to the standards in Zoning code section 17.16.250.D. – Home Occupation.
3. Comply with all applicable conditions of approval included in BL2015-21 as amended and BL2011-885 as amended.
4. Comply with all conditions and requirements of Metro reviewing agencies.
5. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district as of the date of the applicable request or application.
7. 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.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. 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.

Approved with conditions and disapproved without all conditions. Consent Agenda (8-0-1)

Resolution No. RS2020-234

"BE IT RESOLVED by The Metropolitan Planning Commission that 2011SP-005-003 is **approved with conditions and disapproved without all conditions. (8-0-1)**

CONDITIONS

1. Permitted uses shall be limited to all uses as shown on the plan. The multi-family residential land use shall be limited to 700 units. Short term rental properties – owner occupied and short term rental properties – not owner occupied are prohibited.
2. The Live-Work land use shall be subject to the standards in Zoning code section 17.16.250.D. – Home Occupation.
3. Comply with all applicable conditions of approval included in BL2015-21 as amended and BL2011-885 as amended.
4. Comply with all conditions and requirements of Metro reviewing agencies.
5. The development shall provide adequate access that meets the requirements of the Fire Marshal's Office and Department of Public Works.
6. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL zoning district as of the date of the applicable request or application.
7. 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.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

9. 2020Z-105PR-001

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

A request to rezone from IWD to MUN-A-NS zoning for property located at 1317 Baptist World Center Drive, approximately 480 feet east of Weakley Avenue (0.14 acres), requested by Axis Creative, LLC, applicant; Paul Kimbrough, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IWD to MUN-A-NS.

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed Use Neighborhood - Alternative - No Short-Term Rental (MUN-A-NS) zoning for property located at 1317 Baptist World Center Drive, approximately 480 feet east of Weakley Avenue (0.14 acres).

Existing Zoning

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

Proposed Zoning

Mixed Use Neighborhood - Alternative - No Short-Term Rental (MUN-A-NS) is intended for a low 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. The -NS designation prohibits Short Term Rental Property – Owner Occupied and Short Term Rental Property – Not-Owner Occupied uses from the district.

BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN

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

Supplemental Policy

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

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

ANALYSIS

The site is located at 1317 Baptist World Center Drive, approximately 480 feet east of Weakley Avenue. The site contains a single-family structure. The surrounding context contains a mixture of residential, industrial, and commercial uses.

The proposed MUN-A-NS zoning district would provide the opportunity to meet goals of the policy in this location by creating the opportunity for a mixture of uses. The proposed zone district is consistent with the T4 Urban Mixed-Use Neighborhood (T4 MU) policy in this location and with the surrounding zoning pattern along Baptist World Center Drive. Baptist World Center Drive is identified as an Arterial Street within the Major and Collector Street Plan (MCSP). The (MCSP) calls for improved sidewalks and a large grass strip. These improvements will enhance pedestrian connectivity within the neighborhood which will achieve consistency with the community plan.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.14	0.8 F	4,878 SF	9	1	1

Maximum Uses in Proposed Zoning District: **MUN-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)	0.08	0.6 F	2 U	15	1	2

Maximum Uses in Proposed Zoning District: **MUN-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)	0.03	0.6 F	784 SF	50	3	6

Maximum Uses in Proposed Zoning District: **MUN-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)	0.03	0.6 F	784 SF	66	1	7

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+122	+4	+14

METRO SCHOOL BOARD REPORT

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

Projected student generation existing MUN-A-NS district: 1 Elementary 1 Middle 1 High

The proposed MUN-A-NS zoning will generate three more students than the existing IWD zoning district. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek High School. All three schools have been identified as having additional capacity by the Metro School Board.

STAFF RECOMMENDATION

Staff recommends approval.

Approved. Consent Agenda (9-0)

Resolution No. RS2020-235

“BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-105PR-001 is **approved. (9-0)**”

10. 2020Z-106PR-001

Council District 05 (Sean Parker)
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6-A zoning for property located at 302 Edwin Street, approximately 90 feet east of Meridian Street (0.37 acres), requested by JDD Properties LLC, applicant; Jeff Kendig, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS5 to R6-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential (R6-A) zoning for property located at 302 Edwin Street, approximately 90 feet east of Meridian Street (0.37 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of three lots, based solely on a minimum lot size of 5,000 square feet as required by the zoning. This calculation does not account for infrastructure, road layout, functional lot configuration, or meeting all requirements of the Metro Subdivision Regulations.*

Proposed Zoning

One and Two-Family Residential Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6-A would permit a maximum of two duplex lots for a maximum of four units, based solely on a minimum lot size of 6,000 square feet as required by the zoning. Metro Codes would make a final determination on duplex eligibility.*

EAST NASHVILLE COMMUNITY PLAN

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

Supplemental Policy

This site is located within the Highland Heights Small Area Plan. The Highland Heights Plan is a supplement to and part of the East Nashville Community Plan of NashvilleNext. The supplemental policy addresses housing choice, connectivity, and design standards. The subject site is in the R4 Subdistrict which supports a variety of zoning districts and building typologies.

ANALYSIS

The 0.37 acre site is located on the south side of Edwin Street, east of the intersection of Meridian Street and Edwin Street. Alley 1086 forms the southern property line. The properties along Edwin Street, Meridian Street, and Lischey Street are zoned RS5 and R6-A and have mostly been developed with single-family residential with some two-family residential developments. The site to the south is zoned SP and has been approved for 158 multi-family units in flats and townhome buildings.

The requested rezoning district is consistent with the goals and guidance in the T4 NE Policy and the R4 subdistrict in the Highland Heights Plan. The R6-A zoning district is included in the appropriate zoning districts in the R4 subdistrict and the zoning district also supports development consistent with the building types for the R4 subdistrict including up to two residential units in detached units or townhome units. The request for rezoning meets several of the goals in the T4 NE Policy, including the provision of additional housing and increased intensity consistent with the surrounding

area. The alternative standards of the zoning district are intended to create an urban form on the site, as called for in the urban 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: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	0.37	8.712 D	3 U	29	3	3

Maximum Uses in Proposed 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)	0.37	7.26 D	4 U	38	3	4

*Based on two-family lots

Traffic changes between maximum: **RS10 and R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+9	0	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 0 Elementary 0 Middle 0 High

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

The proposed zoning district is not anticipated to generate any more students than the existing RS5 zoning district. Students would attend Tom Joy Elementary School, Jere Baxter Middle School, and Maplewood High School.

STAFF RECOMMENDATION

Staff recommends approval.

Approved. Consent Agenda (9-0)

Resolution No. RS2020-236

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-106PR-001 is **approved. (9-0)**

11. 2020Z-115PR-001

Council District 11 (Larry Hagar)

Staff Reviewer: Patrick Napier

A request to rezone from R10 to OR20-A-NS zoning for property located at 910 Robinson Road, at the southwest corner of Bennett Drive and Robinson Road (1.97 acres), requested by Design Build Partners, applicant; Woodbine Community Organization Inc., owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from R10 to OR20-A-NS.

Zone Change

A request to rezone from One and Two Family Residential (R10) to Office/Residential-Alternative-No Short-Term Rental (OR20-A-NS) zoning for property located at 910 Robinson Road, at the southwest corner of Bennett Drive and Robinson Road (1.97 acres).

Existing Zoning

One and Two Family Residential R10 requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 7 lots with 1 duplex lots for a total of 8 units.*

Proposed Zoning

Office/Residential-Alternative-No Short-Term Rental (OR20-A-NS) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *OR20-A-NS would permit a maximum of 39 units.*

DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN

Transition (TR) is intended to enhance and create areas that can serve as transitions between higher intensity uses or major thoroughfares and lower density residential neighborhoods while providing opportunities for small scale offices and/or residential development. Housing in TR areas can include a mix of types and is especially appropriate for “missing middle” housing types with small to medium-sized footprints.

ANALYSIS

The site is located at 910 Robinson Road, at the southwest corner of Bennett Drive and Robinson Road. Robinson Road is identified as an arterial within the Major and Collector Street Plan. The surrounding development pattern includes single and multi-family residences as well as small scale commercial uses. A large area of industrial use is located to the northwest of this site. The area located at the rear of this site contains single-family residences on moderate size lots. The adjacent properties to the northwest and southeast contain multi and single-family use. A large multi-family site is currently under construction directly across Robinson Road from this site. The surrounding industrial and Suburban Community Center land use policies support several intense zoning districts.

The intent of the Transition policy is to provide transitions in scale, intensity, and use at locations between high-intensity and low-intensity policy categories or development. The predominant uses in TR areas are small-scale offices and moderate to high density residential in various building types. The proposed OR20-A-NS zoning district for the subject property is appropriate given the location of the property. The proposed OR20-A-NS zoning provides for an appropriate transition from Robinson Road, and provides for appropriately scaled infill development consistent with the TR policy.

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 with conditions

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

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	1.97	4.356 D	10 U	126	12	12

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **OR20-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)	0.99	20 D	19 U	140	9	11

Maximum Uses in Proposed Zoning District: **OR20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.98	0.8 F	34,151 SF	333	40	40

Traffic changes between maximum: **R10 and OR20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+347	+37	+39

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 1 Elementary 1 Middle 0 High

Projected student generation proposed OR20-A-NS district: 4 Elementary 4 Middle 2 High

The proposed OR20-A-NS zone district will generate 8 additional students than what could be generated under the existing R10 zoning. Students would attend Dupont, Dupont Hadley Middle School, and McGavock High School.

STAFF RECOMMENDATION

Staff recommends approval as the request is consistent with the Transition Policy.

Approved. Consent Agenda (8-0-1)

Resolution No. RS2020-237

“BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-115PR-001 is **approved. (8-0-1)**”

12. 2020Z-116PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to RM20-A zoning for properties locate at 506 Vester Avenue and 504 Weakley Avenue, at the northeast corner of Vester Avenue and Weakley Avenue (0.12 acres), requested by Dale and Associates, applicant; Manzura Ismoilova; owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS5 to RM20-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential-Alternative (RM20-A) zoning for properties locate at 506 Vester Avenue and 504 Weakley Avenue, at the northeast corner of Vester Avenue and Weakley Avenue (0.12 acres).

Existing Zoning

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

Proposed Zoning

RM20-Alternative (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of two residential units.*

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

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

Supplemental Policy

This site is located within the Haynes Trinity Small Area Plan area of the Bordeaux-Whites Creek-Haynes Trinity Community Plan. The intent of the supplemental policy is to create and enhance neighborhoods with greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. The policy at this location provides guidance related to providing greater housing choice through having a variety of building types that are characteristic of urban areas.

ANALYSIS

The request consists of two properties that are located at the northeast corner of Weakley Avenue and Vester Avenue. One property is vacant, and one contains a single-family home. The vacant lot is unbuildable as it is less than 3,750 square feet in size. The T4 Mixed Use Neighborhood policy is intended to provide for a mixture a land uses, with an emphasis on residential. The proposed RM20-A zoning district would permit up to two residential dwelling units, providing for additional housing choice at an intensity that is consistent with the area. The area

includes a variety of single and two-family homes and zoning pattern of single and two-family residential and multi-family residential. The proposed RM20-A zoning district is consistent with the overall pattern of the area.

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: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.22	8.71 D	1 U	16	6	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.22		2 U	30	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+14	-4	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 0 Elementary 0 Middle 0 High

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

The proposed RM20-A zoning district would generate three more students than what is typically generated under the existing RS5 zoning district. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek High School.

STAFF RECOMMENDATION

Staff recommends approval.

Approved. Consent Agenda (9-0)

Resolution No. RS2020-238

“BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-116PR-001 is **approved. (9-0)**”

13. 2020Z-117PR-001

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to R6-A zoning for property located at 427 Toney Road, approximately 530 feet south of Yorkley Road (0.18 acres), requested by Gregory Farricielli, applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS7.5 to R6-A.

Zone Change

A request to rezone from Single-Family Residential (RS7.5) to One and Two-Family Residential - Alternative (R6-A) zoning for property located at 427 Toney Road, approximately 530 feet south of Yorkley Road (0.18 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 one residential unit.*

Proposed Zoning

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 two residential units.*

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

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

Supplemental Policy

This site is located within the Haynes Trinity Small Area Plan area of the Bordeaux-Whites Creek-Haynes Trinity Community Plan. The intent of the supplemental policy is to create and enhance neighborhoods with greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. The policy at this location provides guidance related to providing greater housing choice through having a variety of building types that are characteristic of urban areas.

ANALYSIS

The proposed R6-A zoning district is consistent with the policy at this location. The policy supports a variety of residential types, including single and two-family as well as multi-family. The proposed R6-A zoning district would allow for additional density consistent with the policy. The standards of R6-A are intended to promote design that is consistent with the urban nature of the policy. The proposed R6-A is also consistent with the emerging zoning pattern. The adjacent property to the south was rezoned to R6-A earlier this year.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

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)	0.18	5.808 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* (220)	0.18	7.26 D	2 U	15	1	2

*Based on two-family lots

Traffic changes between maximum: **RS7.5 and R6-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1 U	+5	0	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 1 Elementary 0 Middle 1 High

Projected student generation proposed R6-A district: 3 Elementary 2 Middle 2 High

The proposed R6-A zoning will generate no additional students than the existing RS7.5 zoning district. Students would attend Alex Green Elementary School, Brick Church College Prep Middle School, and Whites Creek High School.

STAFF RECOMMENDATION

Staff recommends approval.

Approved. Consent Agenda (9-0)

Resolution No. RS2020-239

“BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-117PR-001 is **approved. (9-0)**”

14. 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 22, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 65-76P-002 to the October 22, 2020, Planning Commission meeting. (9-0)

15. 2003P-015-004

SAM LEVY HOMES PUD (CANCELLATION)

Council District 05 (Sean Parker)

Staff Reviewer: Patrick Napier

A request to cancel a portion of a Planned Unit Development located at Marina Street (unnumbered), approximately 175 feet east of Neill Avenue (0.09 acres), zoned RS5, requested by S+H Group, applicant; Esker Bowers, ETUX, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Cancel a portion of a Planned Unit Development.

Cancel Portion of PUD

A request to cancel a portion of a Planned Unit Development (PUD) for property located at Marina Street (unnumbered), approximately 175 feet east of Neill Avenue (0.09 acres), zoned Residential Single Family (RS5).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 1 unit.*

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

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.

ANALYSIS

This PUD is an older "Res-E" residential PUD. The Res-E PUDs were adopted in the early 1970s to recognize existing public housing developments that were put in place prior to comprehensive zoning. There was never a master PUD plan adopted for any Res-E PUD. Since the approval, the PUD has not been amended or revised. The site is currently vacant. The base zone district is Single-Family Residential (RS5) which is intended for single-family dwellings. The cancellation of this portion of the PUD will allow the property to develop under the RS5 zone district. The request to cancel a portion of the existing PUD is consistent with the T4 Urban Neighborhood Maintenance; therefore, staff recommends approval.

STAFF RECOMMENDATION

Staff recommends approval.

Mr. Napier presented the staff recommendation of approval.

Chip Howorth, applicant, spoke in favor of the application.

Chairman Adkins closed the Public Hearing.

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

Resolution No. RS2020-240

"BE IT RESOLVED by The Metropolitan Planning Commission that 2003P-015-004 is approved. (9-0)

16. 2011SP-009-008

ONECITY (AMENDMENT #3)

Council District 21 (Brandon Taylor)

Staff Reviewer: Jason Swaggart

A request to amend the preliminary plan for properties located at 1 City Avenue, 4, 5, 6, and 8 City Boulevard, 7 and 9 City Place, and City Boulevard (unnumbered), at the southwest corner of City Boulevard and 28th Avenue North, zoned SP (18.93 acres), to increase the maximum allowed residential units from 600 to 850 multi-family residential units, requested by Civil Site Design Group, applicant; Cambridge Nashville Medical Center LP, Nashcam LP, NF IV-VA Nashville LLC, Shay/LB-WC-LC LLC, owners.

Staff Recommendation: Defer to the October 22, 2020, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2011SP-009-008 to the October 22, 2020, Planning Commission meeting. (9-0)

17. 2020DTC-041-001

LORD & LIBERTY HOTEL

Council District 19 (Freddie O'Connell)

Staff Reviewer: Eric Hammer

A request for an overall height modification for property located at 623, 625 and 627 2nd Avenue South, approximately 80 feet north of Elm Street, zoned DTC and within the Rutledge Hill Redevelopment District Overlay (0.4 acres), to permit a nine story hotel, requested by Hawkins Partners Inc., applicant, L & L Nashville LLC, owner.

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

APPLICANT REQUEST

Modification of overall height standards of the DTC, Rutledge Hill Subdistrict, to allow nine stories of building height where six is permitted by right.

DTC Overall Height Modification

A request for a modification of overall building height on property located at 623-627 2nd Avenue South, within the Rutledge Hill 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 9-story hotel consisting of 78 hotel rooms and 4,200 square feet of restaurant space. Pedestrian entrances are proposed on 2nd Avenue South and vehicular access will be provided through a porte

cohere perpendicular to 2nd Avenue South. No parking is proposed on-site, but valet services will be available. Loading and refuse collection will occur on the rear of the site on Alley #148, portions of which will be widened to meet Metro Public Works standards.

The new construction shares the site with an existing structure, the Geddes Fire Hall, a 19th century firehouse structure. This structure was added to the National Register of Historic Places in 1978 but is not protected by any local historic zoning overlay. Through discussions with Metro Historic over the last several months, the building will be partially preserved, restored, and integrated into the new hotel building.

OVERALL HEIGHT MODIFICATION PROCESS

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

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

OVERALL HEIGHT MODIFICATION ANALYSIS

Bonus Height Program

In the Rutledge Hill Subdistrict, properties with frontage on a primary or secondary street are allowed 6 stories of height. An additional story may be earned, up to a maximum of seven stories, through use of the Bonus Height Program.

A determination letter, signed by the Executive Director of the Planning Department on July 17, 2020, 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. Efforts include fulfilling requirements of the Pervious Surfaces, as well as commitments to earn the equivalent of LEED Silver and WELL certification. The application also makes efforts to consider on-site historic resources with consultation from appropriate Metro Historic staff members.

Community Meeting

The applicant held a virtual community meeting on August 27, 2020 and sent notices to properties within 300 feet. Several questions were answered regarding the specifics of the project. This meeting was fully recorded and is on file with the Planning Department.

Metropolitan Development and Housing Agency Design Review Committee Meeting

The Design Review Committee administered by the Metropolitan Development and Housing Agency (MDHA DRC) convened on September 1, 2020 and voted (with none opposed) to conceptually approve the project and approve modifications to the required build-to zone standard. This Design Review Committee includes experts in architecture, neighborhood representatives, other design professionals, Metro Planning, and Metro Historic. The committee voted (with none opposed) to recommend approval to modify the overall height to 9 stories.

Input from Metro Departments

Over the last nine months, the project team has met extensively with Metro Historic staff on this project, particularly as it pertains to the treatment of the existing historic fire hall, which is not protected by any type of historic zoning overlay.

ANALYSIS

The property is located within the small portion of the Rutledge Hill subdistrict on the west side of 2nd Avenue South, which allows 6 stories of height with the ability to earn (or transfer) an additional story of bonus height through the Bonus Height program. This segment of 2nd Avenue South is fronted by a mix of new construction, including the recently completed LC SoBro apartment building, and fine grain historic structures, like the Litterer Laboratory, Geddes Fire Hall and two single family structures that are deemed National Register Eligible. The subject property is located to the immediate west of the Lafayette subdistrict of the Downtown Code, which encourages a mixture of low and mid-rise buildings and allows up to 8 stories, with the ability to earn (or transfer) 3 stories of bonus height, for a total of 11 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 focal point of the project is the Geddes Fire Hall, a 19th century fire hall on the south side of the subject property. Although the fire hall was placed on the National Register of Historic Places in 1978, it is neither within a Historic Preservation Zoning Overlay, nor a Historic Landmark District. Listing on the National Register is a honorary designation, not a zoning control that would offer protections to the building. There are no zoning controls on this property that would prevent alteration or demolition of the existing building.

The applicant has worked closely with Metro Historic staff over the previous several months to integrate the structure into the site design in a manner that minimizes demolition and allows for restoration of certain historic elements. The site design of the new construction includes deeper step-backs on upper floors, a deeper street setback that aligns with the face of the fire hall, and other design elements that complement the existing historic fabric without attempting to replicate it. The brick coloring used takes cues from the secondary colors of the Geddes Fire Hall and Litterer Laboratory buildings. The streetscape proposed will continue the historic brick sidewalk pattern while activating the street level with active uses. The massing of the building respects the scale of other buildings on the block and serves as a transition between the scale of Rutledge Hill and the Lafayette subdistrict.

STAFF RECOMMENDATION

The project allows for partial preservation and restoration of the historic fire hall with a massing that balances the surrounding context with the challenges of adaptive reuse. Staff is recommending approval with the following conditions and deferral without all conditions:

CONDITIONS

1. Prior to MDHA DRC final design approval, the applicants shall provide staff with the exact coloring of the brick used to ensure the final materials are compatible with the historic fire hall.
2. A letter shall be provided from a LEED accredited professional documenting the project's consistency with LEED Silver level certification prior to Use and Occupancy. Failure to provide accurate documentation shall result in fee for a certificate of LEED noncompliance, as outlined in Page 94 of the Downtown Code.
3. The applicant shall provide proper documentation of Well Silver level certification prior to Use and Occupancy. Failure to provide accurate documentation shall result in fee for a certificate of LEED noncompliance, as outlined in Page 94 of the Downtown Code. This condition shall only apply to the initial certification of the project, not triannual recertifications.
4. Approval of this modification is directly related to the applicant's commitment to restore and preserve the existing historic fire hall to the extent outlined by plans on file and the presentation made to the Planning Commission. Any deviations that would result in damage to the historic integrity of the building shall be reconsidered through the design review process prior to MDHA DRC final design approval, including a determination of appropriate height.
5. The Geddes Fire Hall must be designated as a Historic Landmark zoning overlay prior to Use and Occupancy.

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

Natasha (last name unclear), spoke in favor of the application.

Kim Hawkins spoke in favor of the application.

Jackie Marco, 1529 Rachel's Ridge, spoke in favor of the application.

John Roberts spoke in favor of the application.

Travis, 7743 Indian Springs Dr, spoke in favor of the application.

Patrick Hayes, 2611 Gallatin Pk, spoke in favor of the application.

Gayle Adams, 330 Joslin Circle, expressed concerns with the size of the proposed building as it overpowers the streetscape.

Melissa Adams, 621 2nd Ave S, spoke in opposition to nine stories and requested to keep it at seven stories.

Kim Hawkins clarified that the project does not include the Adams' property.

Chairman Adkins closed the Public Hearing.

Ms. Farr spoke in favor of staff recommendation. It is allowed by policy and it is an appropriate structure.

Mr. Gobbell spoke in favor of staff recommendation. This is a great way to preserve the building.

Mr. Haynes spoke in favor of staff recommendation.

Ms. Johnson spoke in favor of staff recommendation.

Mr. Lawson spoke in favor of staff recommendation.

Councilmember Murphy spoke in favor of staff recommendation.

Dr. Sims spoke in favor of staff recommendation.

Ms. Blackshear moved and Mr. Lawson seconded the motion to approve with conditions and defer without all conditions. (9-0)

Resolution No. RS2020-241

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020DTC-041-001 is **approved with conditions and disapprove without all conditions.** (9-0)

CONDITIONS

1. Prior to MDHA DRC final design approval, the applicants shall provide staff with the exact coloring of the brick used to ensure the final materials are compatible with the historic fire hall.
2. A letter shall be provided from a LEED accredited professional documenting the project's consistency with LEED Silver level certification prior to Use and Occupancy. Failure to provide accurate documentation shall result in fee for a certificate of LEED noncompliance, as outlined in Page 94 of the Downtown Code.
3. The applicant shall provide proper documentation of Well Silver level certification prior to Use and Occupancy. Failure to provide accurate documentation shall result in fee for a certificate of LEED noncompliance, as outlined in Page 94 of the Downtown Code. This condition shall only apply to the initial certification of the project, not triannual recertifications.
4. Approval of this modification is directly related to the applicant's commitment to restore and preserve the existing historic fire hall to the extent outlined by plans on file and the presentation made to the Planning Commission. Any deviations that would result in damage to the historic integrity of the building shall be reconsidered through the design review process prior to MDHA DRC final design approval, including a determination of appropriate height.
5. The Geddes Fire Hall must be designated as a Historic Landmark zoning overlay prior to Use and Occupancy.

18. 2020SP-041-001

3048 LEBANON PIKE

Council District 14 (Kevin Rhoten)

Staff Reviewer: Logan Elliott

A request to rezone from RS10 to SP zoning for property located at 3048 Lebanon Pike, approximately 700 feet north of Wellington Square, (7.23 acres), to permit 55 multi-family residential units, requested by Dewey Engineering, applicant; Charlie R. & Marlene J. Smith, Trustees, owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change from RS10 to SP.

A request to rezone from Single-Family Residential (RS10) to Specific Plan (SP) zoning for property located at 3048 Lebanon Pike, approximately 700 feet north of Wellington Square, (7.23 acres), to permit 55 multi-family residential units.

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 26 units, based solely on minimum lot size as required by the zoning. This calculation does not account for infrastructure, road layout, functional lot configuration, or meeting all requirements of the Metro 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 residential uses.

DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 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. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

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.

The Conservation policy here recognizes limited area with significant slopes.

SITE CONTEXT AND PLAN DETAILS

The site is approximately 7.23 acres, fronts onto Lebanon Pike, and currently contains a single-family residence. Lebanon Pike is classified as an Arterial Boulevard in the Major and Collector Street plan. The surrounding land uses are single-family residential, office or medical, and institutional. The property is zoned RS10 with the subdivision to the rear of the site zoned RS15. Across Lebanon Pike is a variety of land use policies and zoning districts that permit a mixture of more intense residential and non-residential land uses.

The subject property is within an area that is eligible to be a National Register of Historic Places District. Metropolitan Historical Commission (MHC) staff has determined the R.D. Stanford House, located at 3048 Lebanon Pike, eligible for listing in the National Register of Historic Places (NRE). Once part of the 1,500-acre Clover Bottom Farm, the land which includes 3048 Lebanon Pike has deep roots in Donelson's history and early development. The land in this area once included corn fields and the home of one of Clover Bottom's residents, an enslaved female named Hannah. The extant dwelling dates to approximately 1925-1927 and was built for R.D. Stanford who purchased the Clover Bottom estate with brother A.F. Stanford in 1919. A prominent developer and businessman, R.D. Stanford established the Donelson Furniture and Lumber Company in 1933 and opened several subdivisions on Lebanon and Hillsboro Pikes, including nearby Bluefields and Millionaires' Row in Donelson and West Wood in Forest Hills. Stanford lived in this home as he developed surrounding 20th century Donelson subdivisions. With both Craftsman and Greek Revival stylistic influences, the house was designed by W.M. Meredith, a Union soldier turned traveling western architect who designed most of the courthouses in Oklahoma, Texas and Colorado and assisted with developing Millionaires' Row. Other residents of the property include lawyer "Squire" W.P. Barton, who called the home "Alta Vista," and C.E. Hooper. Hooper was the founder and President of the Hooper system of rating radio and television programs and his firm C. Hooper Enterprises helped create the 87-acre, multi-million-dollar Hermitage Landing development.

The immediately neighboring property to the north on Lebanon Pike is a Neighborhood Landmark District that permits office use.

Site Plan

The plan proposes 55 detached multi-family units to be accessed via Lebanon Pike with private drives serving the development internally. The plan proposes to demolish a portion of the existing structure and preserve the remainder of the structure. The application does not indicate how the existing structure will be used but the structure is not included in the residential unit count.

The proposed structures are setback from Lebanon Pike about 100' to provide for stormwater within this open space. The site plan provides a partial view of the existing structure. The units near Lebanon Pike are larger, at 22 feet wide and 70 feet long. The units become smaller further into the site with the smallest units being 22 feet wide and 50 feet long.

Each residential unit contains two garage parking spaces and the development has 55 parallel parking spaces. The private drives with parallel parking have a 5 feet sidewalk and the private drives that serve the garages do not have sidewalks.

The portion of the property that abuts existing Wellington Square, a public road to the west of this site, has area within the Conservation Policy that is recognizing significant slopes. The plan does not propose to preserve or maintain any of this area in its natural state. The plan proposes retaining walls around this area of the proposed development and does not provide detail on the height of these proposed retaining walls.

ANALYSIS

This property is primarily within the T3 NM policy and T3 NM areas may experience some change over time, primarily when buildings are expanded or replaced. When change does occur, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Characteristics of T3 NM development patterns, as listed in the Community Character Manual, include:

- Low- to moderate-density residential development and institutional land uses;
- Moderate to deep building setbacks and moderate spacing between buildings;
- Lots generally accessed from local streets;
- Infrequent use of lighting;
- Generally informal and natural landscaping;
- Moderate levels of connectivity with street networks, sidewalks, bikeways, and mass transit;
- "Infill Areas" described in T3-NM differ from T3 Suburban Neighborhood Evolving areas, which are generally larger and places greater emphasis on establishing a more diverse mix of housing.

The form of the proposed development is more urban than suburban with alley-like private drives serving the garages, parallel parking in front of units, and shallow setbacks between units and the private drives. Also, the proposed development is not consistent with character of the existing neighborhood and the proposed Specific Plan proposes a density about twice what the existing zoning would allow.

There is unimproved right-of-way stemming from Jenny Drive to the rear of the subject site and the applicant is not proposing to extend this right-of-way or continue the street network that has been established in this area. This right-of-way was intended to connect to the subject property.

A Community Plan Amendment (CPA) application was filed for this area earlier in 2020 and the CPA application was associated with a rezoning application for the subject site. The CPA and rezoning application were put on hold as it became clear from community meetings that a Specific Plan application was necessary to ensure that the site would be developed in a contextually sensitive manner. Planning has recommended reactivating the CPA application in conjunction with the current SP request so that policy discussions can occur at the community level before the SP is reviewed for consistency with policy. The applicant did not follow Planning's guidance and has elected for the SP to be reviewed under the existing policy.

The property is also partially within the Conservation policy and the intent of the Conservation policy is to keep undisturbed environmentally sensitive land features in a natural state and remediate environmentally sensitive features that have been disturbed when new development or redevelopment takes place. The plan is not consistent with the intent of the Conservation policy and proposes to disturb Conservation area within this development.

There are Metro reviewing agencies that have not recommended approval of this application. The Water Services Department has not received the necessary availability study to determine if adequate infrastructure exist to serve this development. There may be issues with serving this site that have not been identified yet.

HISTORIC RECOMMENDATION

Disapprove as submitted

- MHC staff recommends disapproval of the SP site plan as submitted. To best preserve the integrity of the historic home's location and setting, including the viewshed to and from Lebanon Pike, the proposed number of multi-family dwelling units should be reduced, and units should not be set forward of the historic house (i.e., units 1-7 and 50-55). Additionally, the SP should include requirements for the designation of the R.D. Stanford House as a Historic Landmark Overlay District.

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 with conditions

- Conditionally Approved upon the Addition of the following note: Drawing is for illustration purposes to indicate the basic premise of the development, as it pertains to Stormwater approval / comments only. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.

WATER SERVICES RECOMMENDATION

Returned for corrections

- Submittal of an availability study is required before the Preliminary SP 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.

PUBLIC WORKS RECOMMENDATION

Returned for corrections

- Show additional guest parking South, on proposed road A(units 1-4) and B(units 52-55).
- Install 'Now Entering Private Drive' signage where applicable.
- Note private hauler required for waste/recycle disposal on site.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- An access study shall be conducted at Final SP to determine if a northbound left-turn lane is warranted on Lebanon Pike.

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)	7.23	4.356 D	26 U	302	24	28

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)	7.23	-	55 U	375	28	35

Traffic changes between maximum: **RS10 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+29 U	+73	+4	+7

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 3 Elementary 2 Middle 2 High

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

The proposed SP zoning is expected to generate 2 more students than the existing RS10 zoning. Students would attend Hermitage Elementary School, Donelson Middle School, and McGavock High School.

STAFF RECOMMENDATION

Staff recommends disapproval.

Mr. Elliott presented the staff recommendation of disapproval.

Kevin Kane, representing the applicant, spoke in favor of the application.

Linda Bowers, 3036 Lebanon Pk, spoke in favor of the application.

Mark Tucker, 170 Amber Ridge Circle, spoke in favor of the application.

Chairman Adkins closed the Public Hearing.

Dr. Sims spoke in favor of staff recommendation as the project does not meet policy.

Councilmember Murphy expressed concerns with the retaining walls as well as the density. This doesn't seem ready for consideration by the commission currently.

Mr. Lawson expressed concerns with density and spoke in favor of staff recommendation.

Ms. Johnson spoke in favor of staff recommendation.

Mr. Haynes spoke in favor of staff recommendation as the density is too high.

Mr. Gobbell spoke in favor of staff recommendation.

Ms. Farr expressed concerns that this might set a precedent for the entire street and suggested a deferral might be appropriate.

Ms. Blackshear spoke in agreement with Ms. Farr.

Councilmember Murphy moved and Ms. Farr seconded the motion to defer indefinitely. (9-0)

Resolution No. RS2020-242

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020SP-041-001 is **deferred indefinitely. (9-0)**"

19. 2020Z-108PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

A request to rezone from R8 and RS10 to RM20-A zoning for properties located at 1105 and 1107 W Trinity Lane, W Trinity Lane (unnumbered), and Old Buena Vista Road (unnumbered), approximately 390 feet south of Stokers Lane (14.46 acres), requested by D & M Development LLC, applicant; Aubrey Gregory, Doss Hill, Amon Ringemann, and Anna Ringemann, owners.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change from R8 and RS10 to RM20-A.

Zone Change

A request to rezone from One and Two-Family Residential (R8) and Single-Family Residential (RS10) to Multi-Family Residential-Alternative (RM20-A) zoning for properties located at 1105 and 1107 W Trinity Lane, W Trinity Lane (unnumbered), and Old Buena Vista Road (unnumbered), approximately 390 feet south of Stokers Lane (14.46 acres).

Existing Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 15 lots with 4 duplex lots for a total of 19 units.*

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 51 single-family lots.*

Proposed Zoning

Multi-Family Residential-Alternative (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 289 multi-family residential units.*

BORDEAUX – WHITES CREEK – HAYNES TRINITY COMMUNITY PLAN

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.

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.

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

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

Staff finds that the proposed RM20-A zoning district is not consistent with the land use polices at this location, at this time. While the policy and small area plan envisions more intensity, additional intensity is not appropriate unless it is developed in concert with needed public infrastructure. The Haynes Trinity Small Area Plan includes a mobility plan.

The area within the small area plan lacks adequate street connectivity and the plan provides guidance for future public streets, including, but not limited to, location and roadway types. These meaningful street connections cannot be achieved with the proposed RM20-A zoning district. A site based plan providing the appropriate public street layout would be necessary to achieve the goal of providing needed connectivity. Due to the alignment of streets called for in this area it is likely that additional land would need to be part of any SP in order to achieve the appropriate level of connectivity called for in the plan.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

Maximum Uses in Existing Zoning District: **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)	2.74	5.445 D	19 U	193	17	18

*Based on two-family lots

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)	11.72	4.356 D	51 U	479	36	46

Maximum Uses in Proposed Zoning District: **RM20-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)	14.46	20 D	289 U	2144	131	152

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+219 U	+1472	+78	+88

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10/R8 district: 9 Elementary 9 Middle 9 High

Projected student generation proposed RM20-A district: 61 Elementary 52 Middle 32 High

The proposed RM20-A zoning district would generate 118 more students than what is typically generated under the existing RS10/R8 zoning districts. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek High School.

STAFF RECOMMENDATION

Staff recommends disapproval.

Ms. Shepard presented the staff recommendation of disapproval.

Ms. Blackshear recused herself from this Item.

Bob Scruggs, 2021 Richard Jones Rd, spoke in favor of the application.

Josh Rowland spoke in favor of the application.

Councilmember Toombs expressed concerns with increasing density on Old Buena Vista Road without infrastructure to support it but would like to continue to work with the developer to address those concerns.

Chairman Adkins closed the Public Hearing.

Mr. Gobbell spoke in favor of staff recommendation, suggested a deferral to allow the applicant time to consider an SP.

Mr. Haynes spoke in favor of staff recommendation and expressed concerns regarding inadequate infrastructure.

Ms. Johnson spoke in favor of staff recommendation; an SP seems more appropriate.

Councilmember Murphy spoke in favor of deferral to allow the applicant to convert this over to an SP.

Dr. Sims spoke in favor of deferral.

Ms. Farr spoke in favor of either deferral or disapproval.

The applicant agreed to defer.

Councilmember Toombs agreed to a three-meeting deferral.

Mr. Haynes moved and Ms. Farr seconded the motion to defer to the December 10, 2020 Planning Commission meeting. (8-0-1) Ms. Blackshear recused herself.

Resolution No. RS2020-243

"BE IT RESOLVED by The Metropolitan Planning Commission that 2020Z-108PR-001 is deferred to the December 10, 2020, Planning Commission meeting. (8-0-1)

I: OTHER BUSINESS

20. Adoption of 2021 Calendar

Resolution No. RS2020-244

"BE IT RESOLVED by The Metropolitan Planning Commission that the 2021 calendar is approved. (9-0)

21. New employee contract for Katherine Herrmann and Nora Yoo

Resolution No. RS2020-245

"BE IT RESOLVED by The Metropolitan Planning Commission that the new employee contracts for Katherine Herrmann and Nora Yoo are approved. (9-0)

22. Historic Zoning Commission Report

23. Board of Parks and Recreation Report

24. Executive Committee Report

25. Accept the Director's Report

Resolution No. RS2020-246

"BE IT RESOLVED by The Metropolitan Planning Commission that the director's report is approved. (9-0)

26. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

October 22, 2020

MPC Meeting

4 pm, via remote teleconference

November 12, 2020

MPC Meeting

4 pm, location to be determined

December 10, 2020

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT

The meeting adjourned at 7:19 p.m.