

# Metropolitan Planning Commission



Staff Reports

**October 8, 2020**



## Metro Planning Commission Meeting of 10/08/20

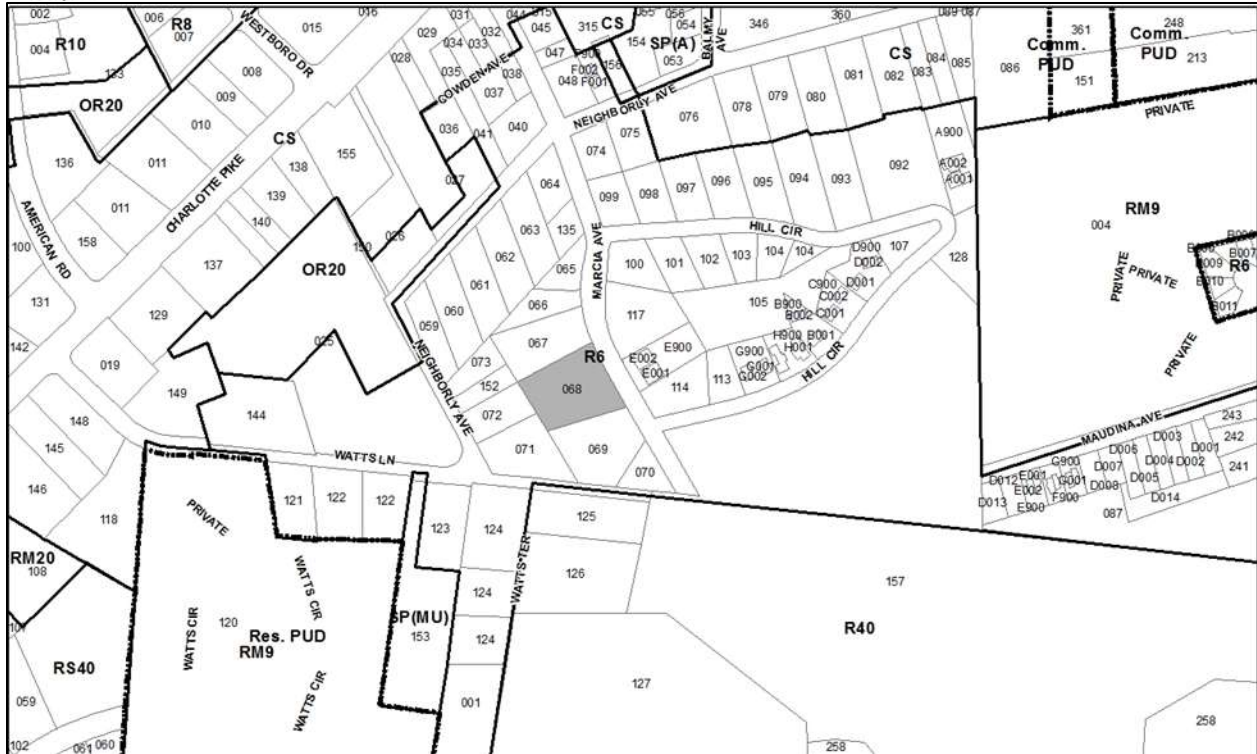
*Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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



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## Metro Planning Commission Meeting of 10/08/20



### **2019S-086-001**

RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT SHOWING THE DIVISION OF THE JOHN B COWDEN PROPERTY

Map 103-01, Parcel(s) 068

07, West Nashville

20 (Mary Carolyn Roberts)



**Project No.  
Project Name**

**Final Plat 2019S-086-001  
Resubdivision of Lots 3 & 4 on the Plat  
Showing the Division of the John B Cowden  
Property**

**Council District  
School District  
Requested by**

05- Roberts  
9 – Tylor  
Clint T. Elliott Surveying, applicant; Luke and Hom,  
Xenia Ryan, owners.

**Deferrals**

This request was deferred at the August 27, 2020,  
September 10, 2020, and September 24, 2020, Planning  
Commission meetings. No public hearing was held.

**Staff Reviewer  
Staff Recommendation**

Dunnavant  
*Defer indefinitely.*

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**APPLICANT REQUEST**

**Final plat approval to create three lots.**

Final Plat

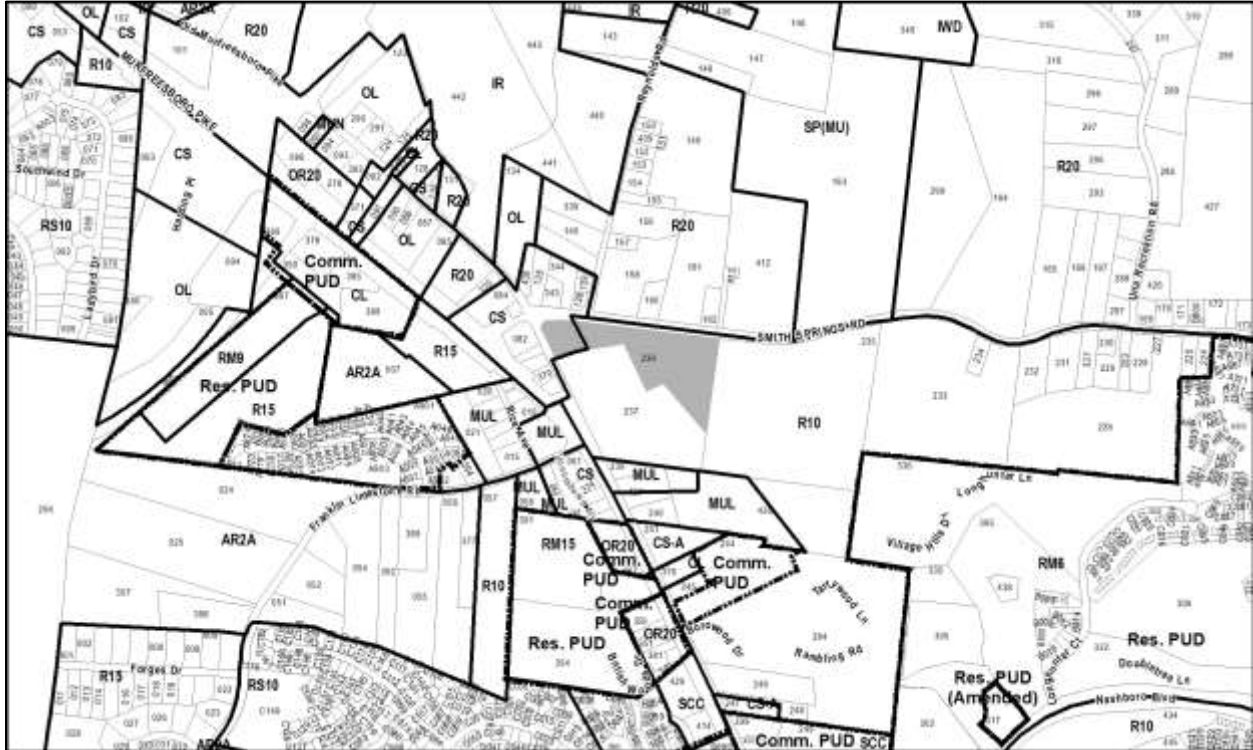
A request for final plat approval to create three lots on property located at 227 Marcia Avenue, approximately 545 feet south of Neighborly Avenue, zoned One and Two-Family Residential (R6) (0.91 acres).

**STAFF RECOMMENDATION**

Staff recommends indefinite deferral at the request of the applicant.



## Metro Planning Commission Meeting of 10/08/20



**2019S-234-001**

**DORROLL PROPERTY SUBDIVISION**

Map 135, Parcel(s) 236

13, Antioch – Priest Lake

29 (Delishia Porterfield)



**Project No.**  
**Project Name**  
**Council District**  
**School District**  
**Requested by**

**Final Plat 2019S-234-001**  
**Dorroll Property Subdivision**  
29 –Porterfield  
7 – Player-Peters  
James R. Cooley, applicant; Nice and Aimee Dorroll, owner.

**Deferrals**

This request was deferred at the July 23, 2020, August 27, 2020, September 10, 2020, and September 24, 2020, Planning Commission meetings. No public hearing was held.

**Staff Reviewer**  
**Staff Recommendation**

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

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**APPLICANT REQUEST**

**Final plat approval to create four lots.**

Final Plat

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 Commercial Service (CS) and One and Two-Family Residential (R10) and within the Murfreesboro Pike Urban Design Overlay District (9.19 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the October 22, 2020, Planning Commission meeting at the request of the applicant.







**Project No.**  
**Project Name**

**Final Plat 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**  
**School District**  
**Requested by**

09 - Hancock  
3 - Masters  
Clint Elliott Survey, applicant; Diane Rabago, owner.

**Deferrals**

This item was deferred at the July 23, 2020, August 27, 2020, September 10, 2020, and September 24, 2020, Planning Commission hearings. No public hearing was held.

**Staff Reviewer**  
**Staff Recommendation**

Lewis  
*Defer to the October 22, 2020, Planning Commission hearing.*

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**APPLICANT REQUEST**  
**Final plat to create eight lots.**

Final Plat

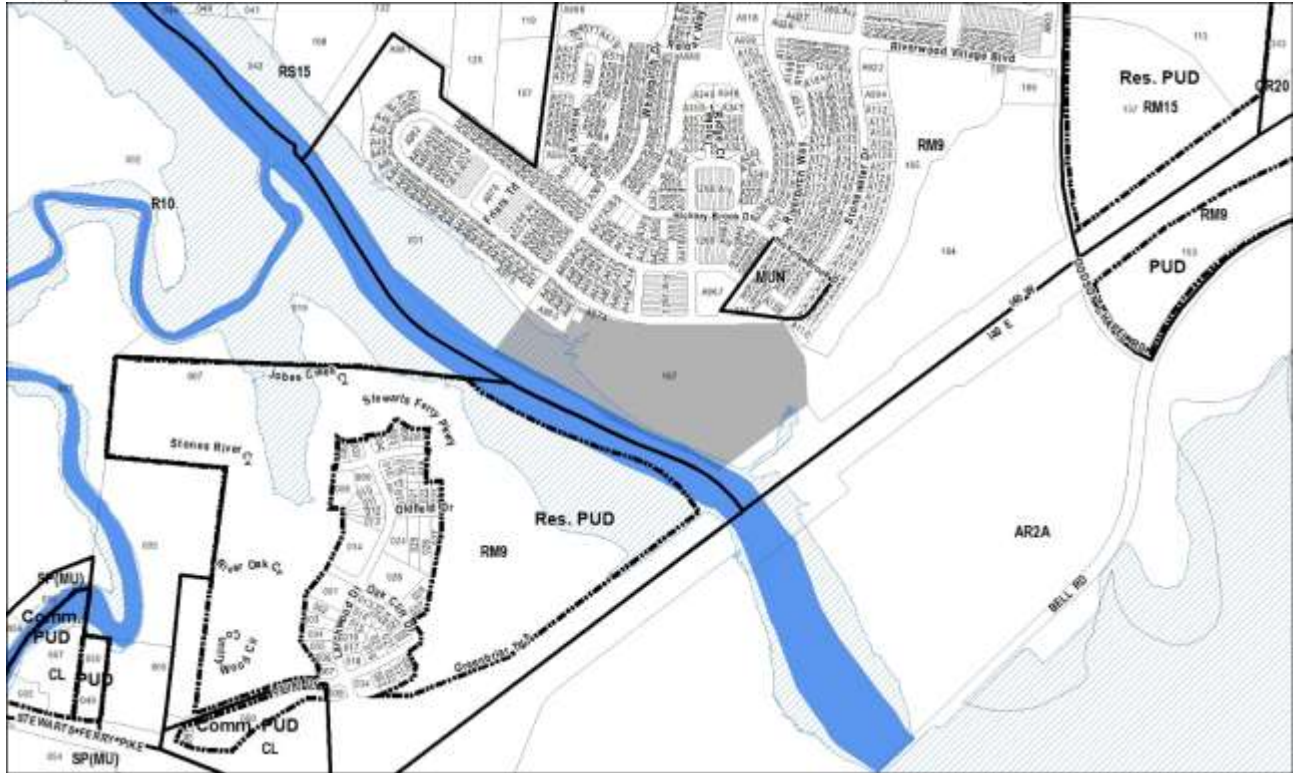
A request for final plat approval to create eight lots on properties located at 1011A and 1011B Snow Avenue, approximately 315 feet south of Stoney River Lane, zoned Single-Family Residential (RS7.5) (2.2 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the October 22, 2020, Planning Commission hearing at the request of the applicant.



## Metro Planning Commission Meeting of 10/08/20



**2004UD-002-011**

**VILLAGES OF RIVERWOOD – SECTION M**

Map 097, Parcel(s) 167

14, Donelson - Hermitage - Old Hickory

14 (Kevin Rhoten)



<b>Project No.</b>	<b>Urban Design Overlay 2004UD-002-011</b>
<b>Project Name</b>	<b>Villages of Riverwood – Section M</b>
<b>Council District</b>	14 – Rhoten
<b>School District</b>	4 – Nabaa-McKinney
<b>Requested by</b>	Dale and Associates, applicant; Villages of Riverwood and Browns Farm, owner.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Defer to the October 22, 2020, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Modify the Villages of Riverwood Urban Design Overlay District.**

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 Multi-Family Residential (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.

**STAFF RECOMMENDATION**

Staff recommends deferral to the October 22, 2020, Planning Commission meeting at the request of the applicant.



# Metro Planning Commission Meeting of 10/08/20



**2020Z-113PR-001**  
Map 092-06, Parcel(s) 553  
08, North Nashville  
21 (Brandon Taylor)



<b>Project No.</b>	<b>Zone Change 2020Z-113PR-001</b>
<b>Council District</b>	21 – Taylor
<b>School District</b>	5 – Buggs
<b>Requested by</b>	Timo6, LLC, applicant; Jun Yen Shang, owner.
<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Defer to the October 22, 2020, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

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

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential - Alternative (R6-A) zoning for property located at 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**

Staff recommends deferral to the October 22, 2020, Planning Commission meeting at the request of the applicant.



## Metro Planning Commission Meeting of 10/08/20



### 2020Z-102PR-001

Map 105-03, Parcel(s) 156, 158, 192

11, South Nashville

17 (Colby Sledge)



**Project No.** **Zone Change 2020Z-102PR-001**  
**Council District** 17 – Sledge  
**School District** 5 - Buggs  
**Requested by** Waller Lansden Dortch and Davis, applicant; Nashville Phase I Property Holder, LLC and Arthur Daws, III, owners.

**Deferrals** This item was deferred from the September 10, 2020, and September 24, 2020, Planning Commission meetings. No public hearing was held.

**Staff Reviewer** Rickoff  
**Staff Recommendation** *Defer to the October 22, 2020, Planning Commission meeting.*

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**APPLICANT REQUEST**

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

Zone Change

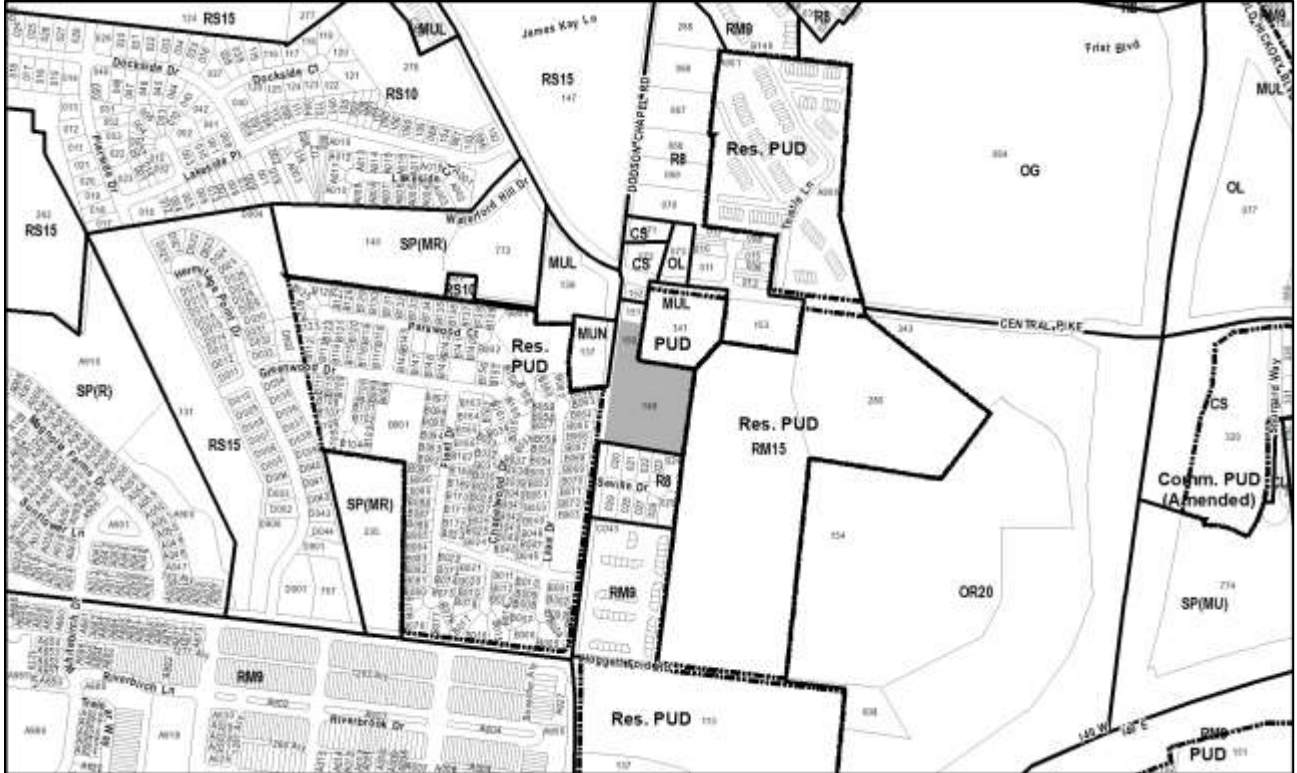
A request to rezone from Commercial Service (CS) and Mixed Use Limited (MUL) to Mixed Use Limited-Alternative-No Short Term Rentals (MUL-A-NS) zoning for properties located at 1209 and 1211 Martin Street and 448 Humphreys Street, at the southwest corner of Houston Street and Brown Street (2.17 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral to the October 22, 2020, Planning Commission meeting at the request of the applicant.



## Metro Planning Commission Meeting of 10/08/20



**2020SP-042-001**

**BETHANY AT DODSON CHAPEL**

Map 086, Parcel(s) 149-150

14, Donelson – Hermitage – Old Hickory

14 (Kevin Rhoten)





<b>Project No.</b>	<b>Specific Plan 2020SP-042-001</b>
<b>Project Name</b>	<b>Bethany at Dodson Chapel</b>
<b>Council District</b>	14 – Rhoten
<b>School District</b>	4 - Nabaa—McKinney
<b>Requested by</b>	Dodson Chapel Developments LLC, applicant and owner.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Defer to the October 22, 2020, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Preliminary SP to permit 60 units and live-work units.**

Zone Change

A request to rezone from Single-Family Residential (RS15) to Specific Plan Mixed-Use (SP-MU) 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.

**STAFF RECOMMENDATION**

Staff recommends deferral to the October 22, 2020, Planning Commission meeting.



## Metro Planning Commission Meeting of 10/08/20



**2011SP-005-003**

**CENTRAL PIKE SOUTH SP (AMENDMENT)**

Map 086, Parcel(s) 157, 160-162

Map 098, Parcel(s) 073

14, Donelson - Hermitage - Old Hickory

12 (Erin Evans)



**Project No.** **Specific Plan 2011SP-005-003**  
**Project Name** **Central Pike South SP (Amendment)**  
**Council District** 12 – Evans  
**School District** 4 – Nabaa-McKinney  
**Requested by** Civil Site Design Group, applicant; Chris Pardue, Winton, Bettie J. Trustee and Central Pike Church, owners.

**Staff Reviewer** Elliott  
**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.

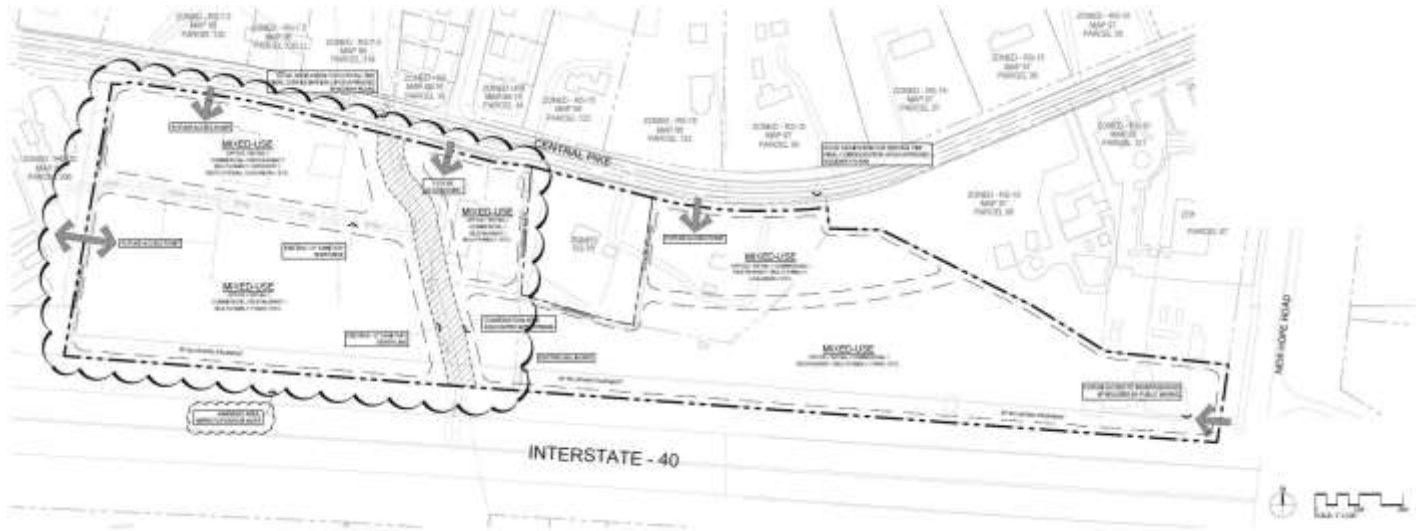
**DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN**

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



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**Proposed Site Plan (clouded area proposed to become mixed-use area)**



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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.



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### 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



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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.



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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.

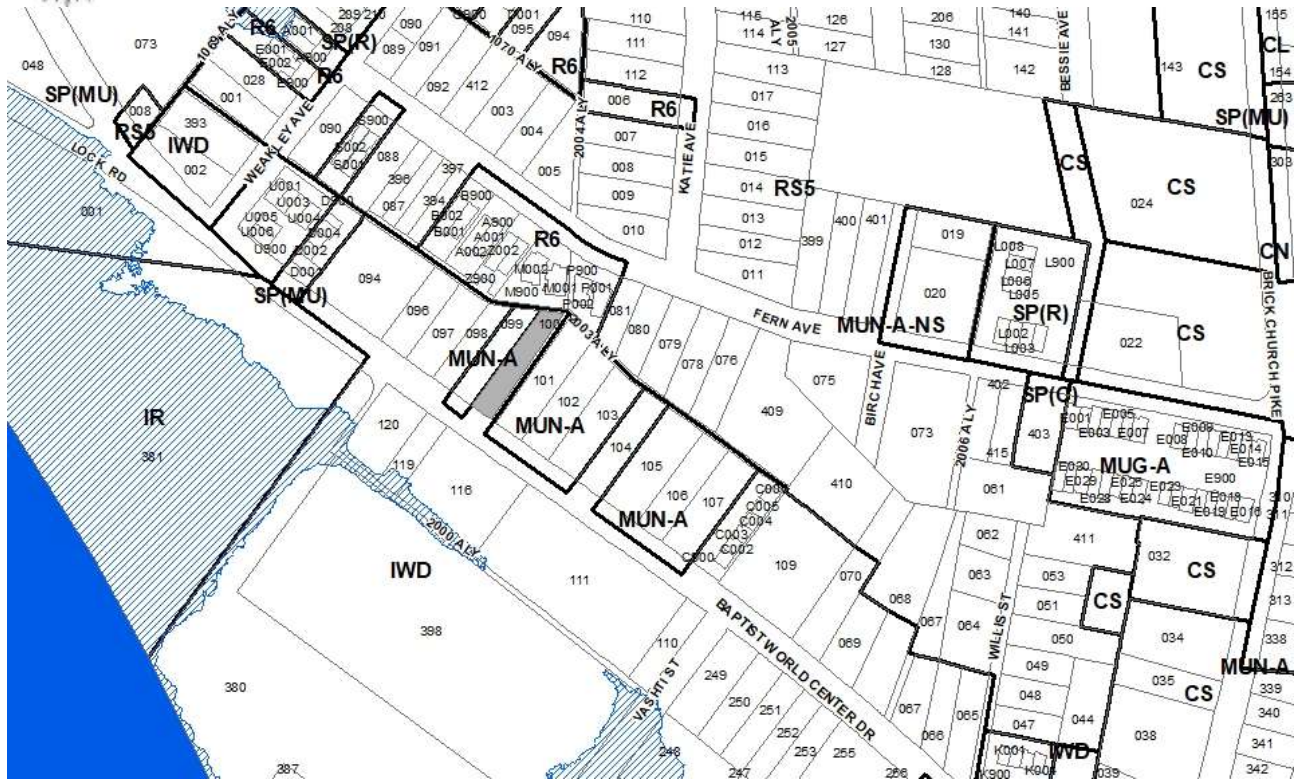




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# Metro Planning Commission Meeting of 10/08/20



**2020Z-105PR-001**

Map 071-14, Parcel(s) 100

03, Bordeaux-Whites Creek-Haynes Trinity

02 (Kyonzté Toombs)



<b>Project No.</b>	<b>Zone Change 2020Z-105PR-001</b>
<b>Council District</b>	02 - Toombs
<b>School District</b>	1 - Gentry
<b>Requested by</b>	Axis Creative, LLC, applicant; Paul Kimbrough, owner.
<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Approve.</i>

**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.



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### 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



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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.



# Metro Planning Commission Meeting of 10/08/20



**2020Z-106PR-001**  
Map 071-07, Parcel(s) 220  
05, East Nashville  
05 (Sean Parker)



<b>Project No.</b>	<b>Zone Change 2020Z-106PR-001</b>
<b>Council District</b>	05 - Parker
<b>School District</b>	5 - Buggs
<b>Requested by</b>	JDD Properties LLC, applicant; Jeff Kendig, owner.
<b>Staff Reviewer</b>	Lewis
<b>Staff Recommendation</b>	<i>Approve.</i>

**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.



## Metro Planning Commission Meeting of 10/08/20

### 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





## Metro Planning Commission Meeting of 10/08/20

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.



## Metro Planning Commission Meeting of 10/08/20



**2020Z-115PR-001**

Map 044-09, Parcel(s) 047

14, Donelson - Hermitage - Old Hickory

11 (Larry Hagar)



<b>Project No.</b>	<b>Zone Change 2020Z-115PR-001</b>
<b>Council District</b>	11 - Hagar
<b>School District</b>	4 – Nabaa-McKinney
<b>Requested by</b>	Design Build Partners, applicant; Woodbine Community Organization Inc., owner.
<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Approve.</i>

**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.



## Metro Planning Commission Meeting of 10/08/20

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 Planning Commission Meeting of 10/08/20**

### **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**

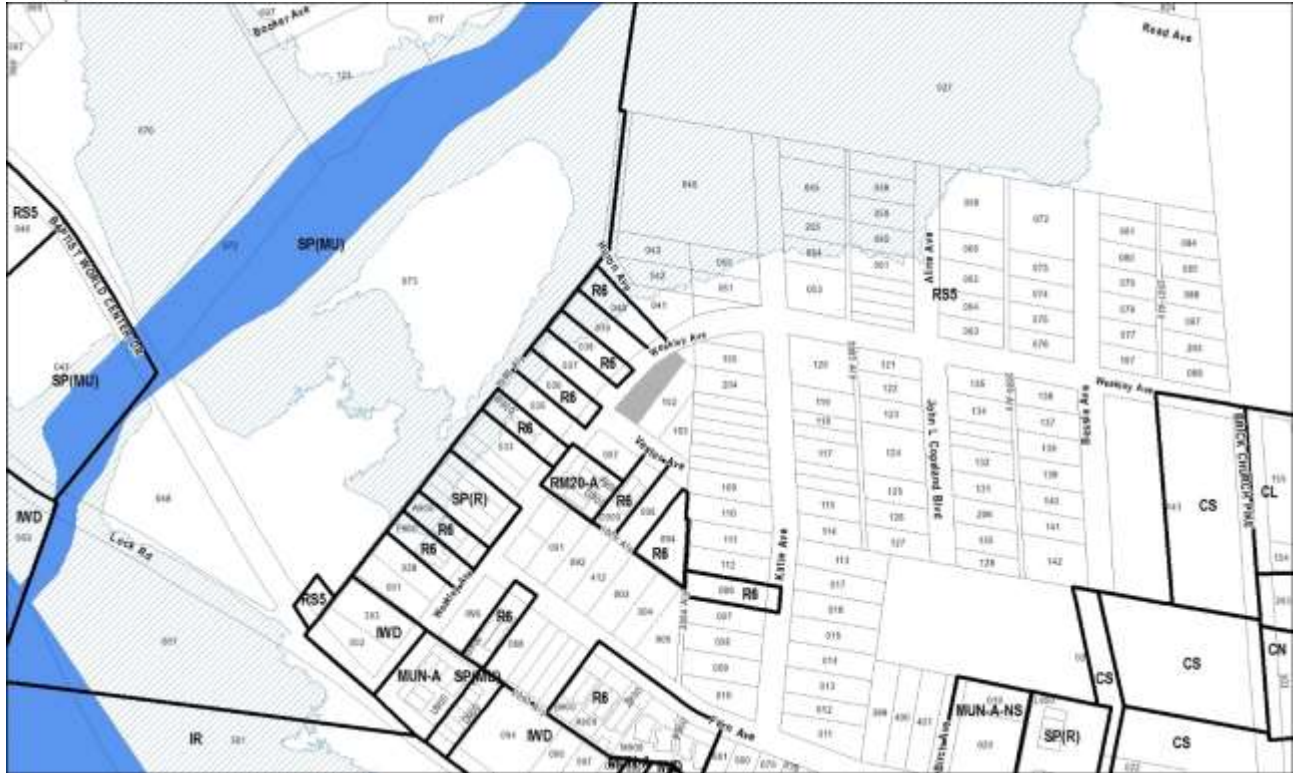
The proposed OR20-A-NS zone district will generate 8 additional students than what could be generated under the existing R10 zoning. Students would attend Dupont, Dupont Hadley Middle School, and McGavock High School.

### **STAFF RECOMMENDATION**

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



## Metro Planning Commission Meeting of 10/08/20



### 2020Z-116PR-001

Map 071-10, Parcels 099-100

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzte Toombs)



**Project No.**  
**Council District**  
**School District**  
**Requested by**

**Zone Change 2020Z-116PR-001**  
02 – Toombs  
1 – Gentry  
Dale and Associates, applicant; Manzura Ismoilova;  
owner.

**Staff Reviewer**  
**Staff Recommendation**

Swaggart  
*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



## Metro Planning Commission Meeting of 10/08/20

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.

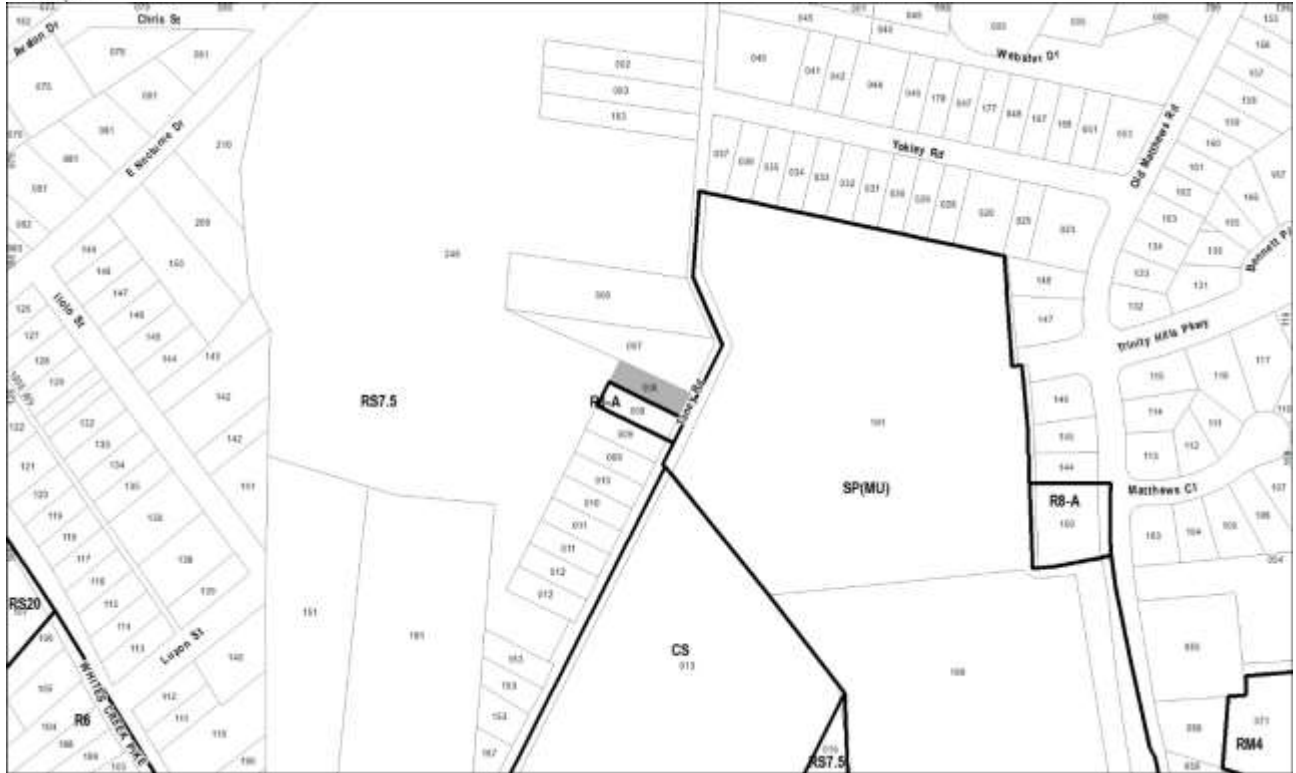




**SEE NEXT PAGE**



## Metro Planning Commission Meeting of 10/08/20



### **2020Z-117PR-001**

Map 071-01, Parcels 08

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzte Toombs)



<b>Project No.</b>	<b>Zone Change 2020Z-117PR-001</b>
<b>Council District</b>	02 - Toombs
<b>School District</b>	1 - Gentry
<b>Requested by</b>	Greg Farricielli, applicant and owner.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Approve.</i>

**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 Yokley 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,



## Metro Planning Commission Meeting of 10/08/20

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 Planning Commission Meeting of 10/08/20**

### **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**

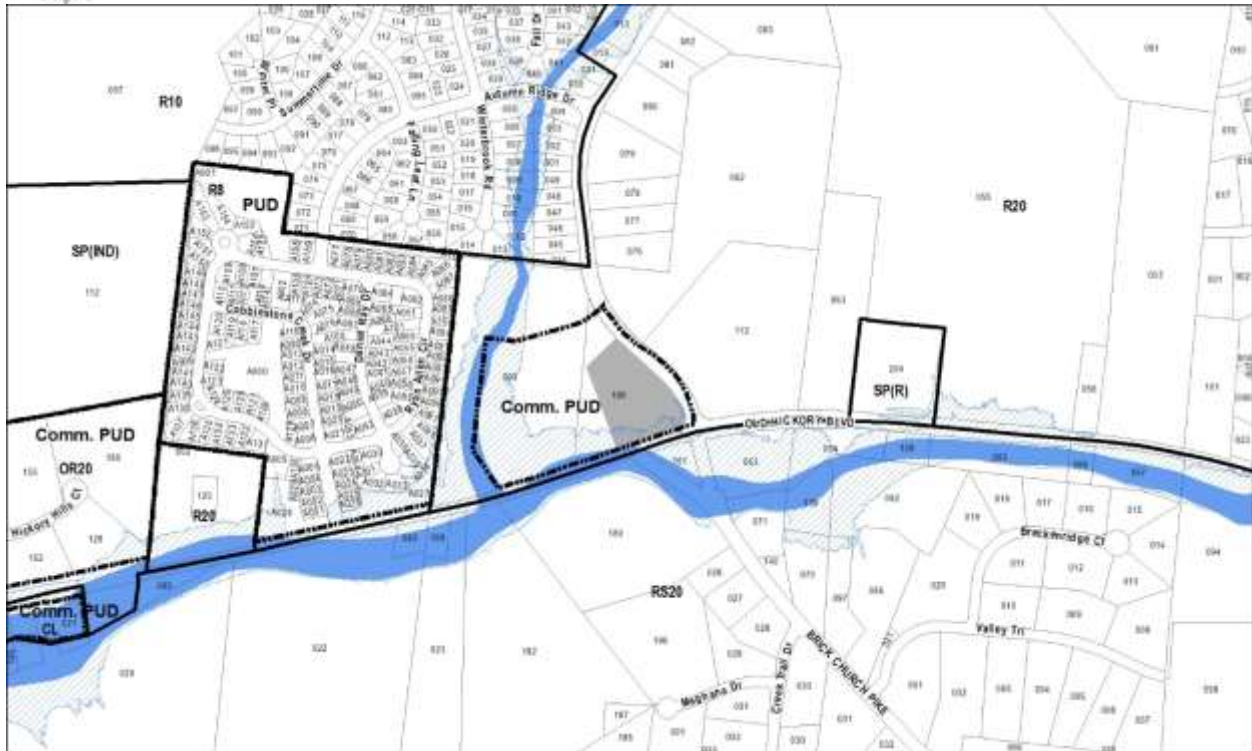
The proposed R6-A zoning will generate no additional students than the existing RS7.5 zoning district. Students would attend Alex Green Elementary School, Brick Church College Prep Middle School, and Whites Creek High School.

### **STAFF RECOMMENDATION**

Staff recommends approval.



## Metro Planning Commission Meeting of 10/08/20



### **65-76P-002**

COMMERCIAL PUD (PERIODIC REVIEW)

Map 032, Parcel 180

02, Parkwood – Union Hill

03 (Jennifer Gamble)



<b>Project No.</b>	<b>Planned Unit Development 65-76P-002</b>
<b>Project Name</b>	<b>Commercial PUD (Periodic Review)</b>
<b>Council District</b>	03 - Gamble
<b>School District</b>	1 - Gentry
<b>Requested by</b>	Councilmember Jennifer Gamble, applicant; Gordon F. McCammon and Robert C. Helson, owners.

**Deferrals** This item was deferred from the September 10, 2020, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Swaggart  
**Staff Recommendation** *Find PUD inactive and recommend that Council re-approve the PUD overlay.*

**APPLICANT REQUEST**

**Periodic review of a Planned Unit Development.**

Periodic PUD Review

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 One and Two-Family Residential (R20), (3 acres).

**Existing Zoning**

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. In this case the overlay dictates use and intensity.

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

**PUD DETAILS**

The approximately four-and-a-half-acre site is located at the northwest corner of Old Hickory Boulevard and Brick Church Pike. The site is currently not developed and consists of open field and densely wooded areas. The original PUD was approved by Council in 1976 for 38,100 square feet of various commercial uses. An application to revise the subject portion of the PUD, application number 65-76P-001 was submitted on May 11, 2020. This application was deferred



## Metro Planning Commission Meeting of 10/08/20



Approved PUD Site Plan (Portion of PUD under review outlined in red)





## Metro Planning Commission Meeting of 10/08/20

at the June 25, 2020, July 23, 2020, and August 27, 2020, Planning Commission meetings. The August 27, 2020, deferral was indefinite, and no further review is permitted until a decision has been made on this periodic review.

### **PERIODIC PUD REVIEW**

Section 17.40.120 H of the Metro Zoning Ordinance authorizes the Planning Commission, a councilmember or the property owner of the area to be reviewed to request the Metropolitan Planning Commission to review any Planned Unit Development (PUD) overlay district, or portion thereof, to determine whether the PUD is “inactive,” and if so, to recommend to the Council what action should be taken with respect to the PUD. The Commission determines whether the PUD is “inactive” by examining whether development activity has occurred within six years from the date of the initial enactment, subsequent amendment, or re-approval by the Metro Council. If the Planning Commission determines the PUD to be inactive, the Commission is required to recommend legislation to the Council to re-approve, amend, or cancel the PUD.

#### Timeline for Planning Commission Action

The Zoning Code requires that, within 90 days from the initiation of its review, the Planning Commission must hold a public hearing to make a determination of activity, and if necessary, make a recommendation to the Council. A request for the periodic review for the subject portion of the PUD was received on July 29, 2020, from Councilmember Jennifer Gamble. The 90-day period extends to October 27, 2020. If the Planning Commission does not make a determination within 90 days from the initiation of a review, it is considered to be a recommendation to re-approve by ordinance the existing PUD overlay district without alteration. The last Planning Commission meeting date before October 27, 2020, is October 22, 2020.

#### Classification of the PUD (Active or Inactive)

Under 17.40.120 H., the Commission is first required to determine whether the portion of the Commercial PUD requested for periodic review is active or inactive by examining whether development activity has occurred within six years from the date of the initial enactment, subsequent amendment, or re-approval by the Metro Council.

Section 17.40.120 H.3.a. of the Metro Code requires the Planning Commission to make three findings in order to determine whether a PUD has been active or inactive:

- i. Six or more years have elapsed since the latter of*
  - (1) The effective date of the initial enacting ordinance of the PUD,*
  - (2) The effective date of any ordinance approving an amendment to the PUD,*
  - (3) The effective date of any ordinance re-approving or amending a PUD after it has been reviewed and decided in accordance with subsection 5.a. or b. of this section, or*
  - (4) The deadline for action by the metropolitan council in accordance with subsection 5.d. of this section.*

The initial enacting ordinance for the PUD became effective in 1976 (BL076-157). Council has not considered any subsequent amendments to the PUD since its original approval.



## Metro Planning Commission Meeting of 10/08/20

- ii. *Construction has not begun on the portion of the PUD under review; construction shall mean physical improvements such as, but not limited to, water and sewer lines, footings, and/or foundations developed on the portion of the PUD under review; clearing, grading, the storage of building materials, or the placement of temporary structures shall not constitute beginning construction.*

The site is undeveloped and other than the application to revise the subject portion of the PUD, no additional information regarding activity to develop the PUD has been presented to staff.

- iii. *Neither right-of-way acquisition from a third party nor construction has begun on off-site improvement(s) required to be constructed by the metropolitan council as a condition of the PUD approval.*

No information has been presented to staff regarding right-of-way acquisition or off site construction.

Section 17.40.120 H.3.a. states that the Commission “*may also take into consideration the aggregate of actions, if any, taken by the owner of the PUD within the prior 12 months to develop the portion of the PUD under review.*”

Other than the work put into the redesign of the PUD and application to revise the PUD, no other information has been presented for staff to consider.

### Planning Commission Recommendation to Metro Council

If the Planning Commission determines the PUD to be active, then no further action is required. If the Commission determines the PUD to be inactive, then the Commission is required to recommend legislation to the Council to re-approve, amend, or cancel the PUD. With respect to the legislation to be recommended to the Metro Council, the Planning Commission is directed by the Code to take two distinct steps.

First, the Commission is to determine whether the “*existing PUD is consistent with the goals, policies, and objectives of the General Plan and any applicable specific redevelopment, historic, neighborhood, or community plans.*”

Second, the Commission is to recommend the legislation, and include, as required:

- a) The appropriate base zoning district(s), if different from current base zoning, to retain and implement the PUD overlay district as it exists.
- b) Any amendment(s) to the inactive PUD's master development plan and base zoning district(s) to reflect existing conditions and circumstances, including the land use policies of the general plan and the zoning of properties in the area.
- c) Base zoning district(s) consistent with the adopted general plan, should the PUD overlay district be recommended for cancellation.



## Metro Planning Commission Meeting of 10/08/20

### **PARKWOOD – UNION HILL COMMUNITY PLAN**

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

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.

#### Consistent with Policy?

Yes. The PUD is approved for a mixture of commercial uses. T3 NC policy supports a mixture of uses, including residential, office and commercial. The Major and Collector Street Plan (MCSP) classifies both Old Hickory Boulevard and Brick Church Pike as arterials and Old Hickory Boulevard is a bus route. These conditions make the site ideal for retail as well as other nonresidential uses. The site also includes CO policy which recognizes floodplain along Old Hickory Boulevard and along the western edge of the PUD. The property at the western edge of the PUD is not part of this periodic review request. The overall Council approved plan includes development within areas identified as floodplain; however, any new development would have to meet current stormwater regulations. It is also important to note that the revision that was submitted prior to this application has been approved by Stormwater.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission find this portion of the PUD inactive. The Council approved plan includes two separate properties and includes buildings and associated parking crossing the shared property boundary. Due to this configuration, it is appropriate to consider the whole PUD and not just the portion that was requested for review. Staff's recommendation includes a condition that the Commission consider the approximately 7.5 acre property, part of 4204 Brick Church Pike that is within the PUD as part of this request.

Staff also recommends that the Commission recommend that Council re-approve the PUD as approved or rezone it to Mixed Use Neighborhood – Alternative (MUN-A). The T3 NC policy supports the uses permitted under the PUD at this location. MUN-A would also be appropriate and would permit a wider range of uses that are consistent with the T3 NC policy.

### **CONDITIONS**

1. Any findings and recommendation should include the approximately 7.5 acre property, part of 4204 Brick Church Pike (Map 041, P/O Parcel 003) that is within the PUD as part of this request, in addition to Parcel 180 which was specifically requested for review.



## Metro Planning Commission Meeting of 10/08/20



**2003P-015-004**  
SAM LEVY HOMES PUD (CANCELLATION)  
Map 082-12, Parcel(s) 114  
05, East Nashville  
05 (Sean Parker)



<b>Project No.</b>	<b>Planned Unit Development 2003P-015-004</b>
<b>Project Name</b>	<b>Sam Levy Homes PUD (Cancellation)</b>
<b>Council District</b>	05 - Parker
<b>School District</b>	5 - Buggs
<b>Requested by</b>	S+H Group, applicant; Esker Bowers, ETUX, owner.

**Deferrals** This request was deferred from the September 24, 2020, Planning Commission meeting. No public hearing was held.

<b>Staff Reviewer</b>	Napier
<b>Staff Recommendation</b>	<i>Approve.</i>

**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.



## **Metro Planning Commission Meeting of 10/08/20**

### **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**

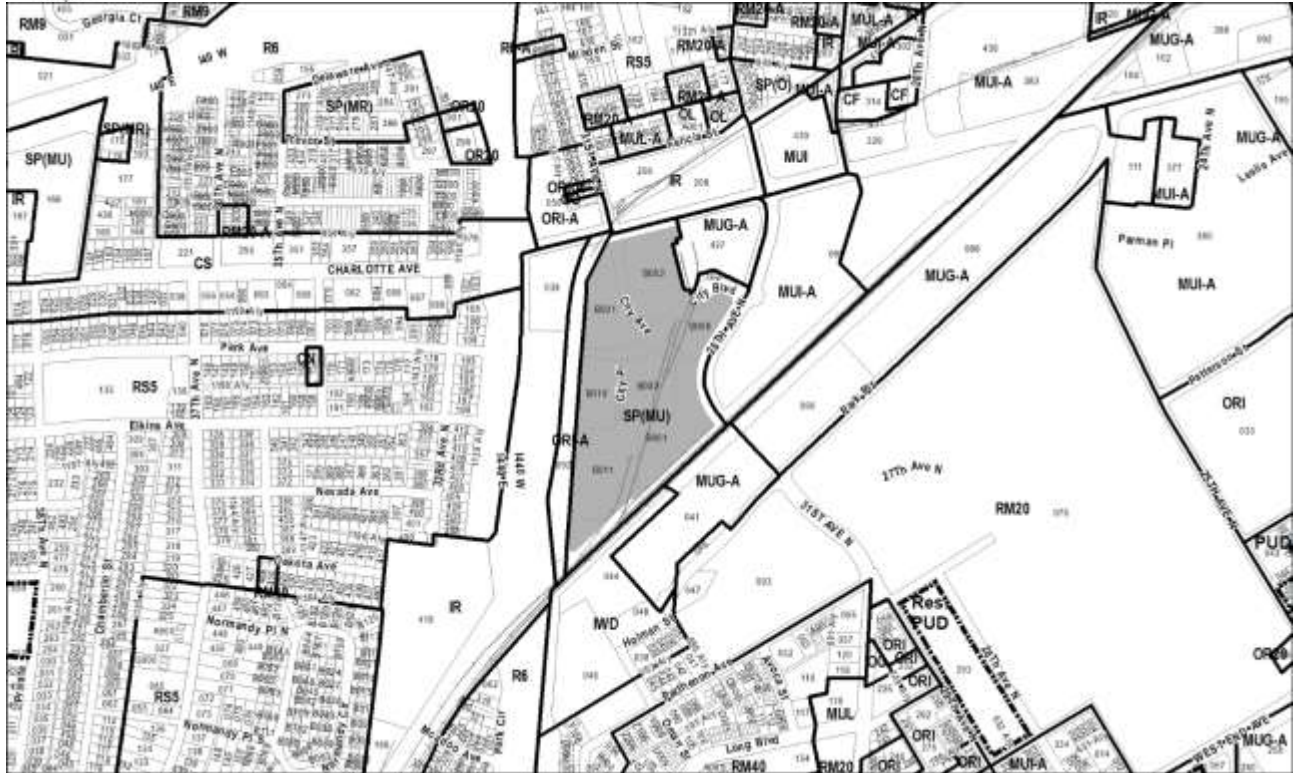
Staff recommends approval.



**SEE NEXT PAGE**



## Metro Planning Commission Meeting of 10/08/20



**2011SP-009-008**

**ONECITY (AMENDMENT #3)**

Map 094-01-0-B, Parcel(s) 001-004,008, 010, 011, 901

10, Green Hills - Midtown

21 (Brandon Taylor)





<b>Project No.</b>	<b>Specific Plan 2011SP-009-008</b>
<b>Project Name</b>	<b>ONE CITY (Amendment # 3)</b>
<b>Council District</b>	21 – Taylor
<b>School District</b>	5 – Buggs
<b>Requested by</b>	Civil Site Design Group, applicant; Cambridge Nashville Medical Center LP, Nashcam LP, NF IV-VA Nashville LLC, Shay/LB-WC-LC LLC, owners.
<b>Deferrals</b>	This request was deferred from the September 24, 2020, Planning Commission meeting. No public hearing was held.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Approve with conditions and disapprove without all conditions.</i>

**APPLICANT REQUEST**

**Amend SP to increase the permitted residential units from 600 to 850.**

SP Amendment

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 Specific Plan-Mixed Use (SP-MU) (18.93 acres), to increase the maximum allowed residential units from 600 to 850 multi-family residential units.

**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.

**GREEN HILLS-MIDTOWN COMMUNITY PLAN**

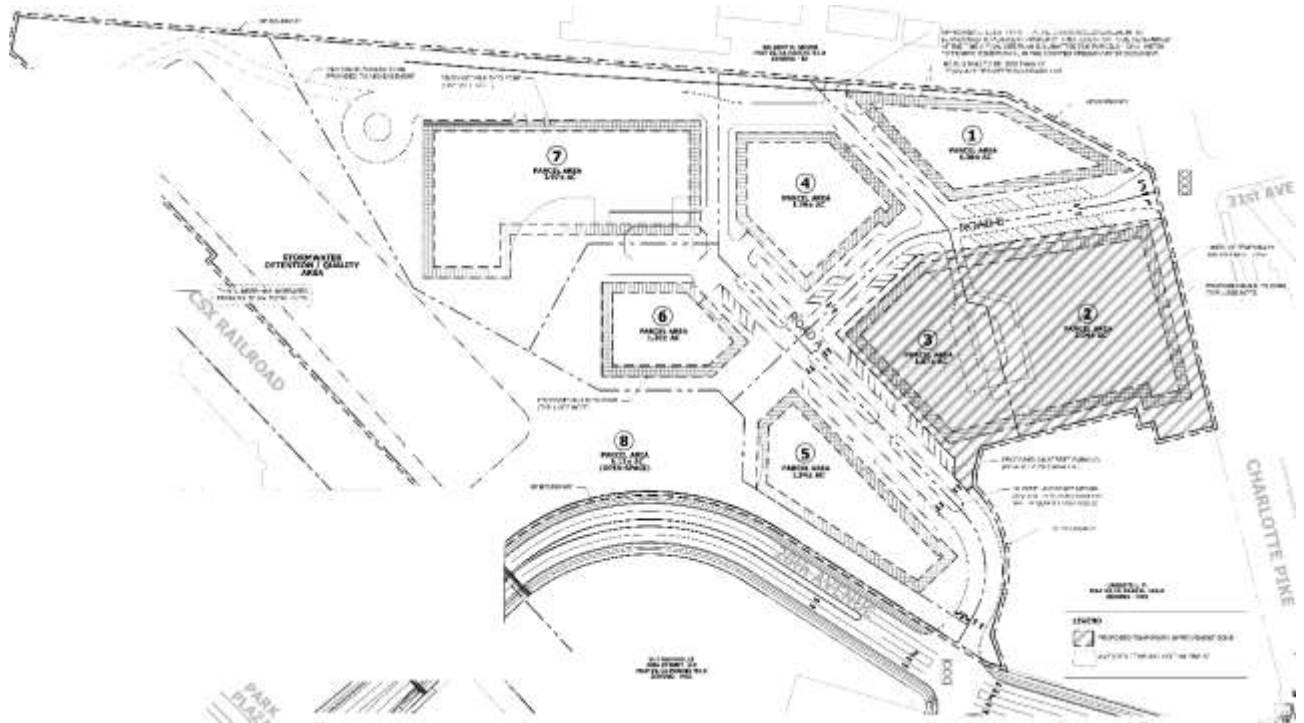
T5 Urban Mixed-Use Neighborhood (T5 MU) policy is intended to preserve and enhance urban mixed use neighborhoods that are characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed use pattern. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include the County’s major employment centers, representing several sectors of the economy including health care, finance, retail, the music industry, and lodging.

**PLAN DETAILS**

The ONE CITY development is located at the southwest corner of the intersection of Charlotte Pike and 28<sup>th</sup> Avenue North. Various sections of the development have been built and are occupied but other development entitlements remain. The SP was originally approved by Metro Council on May 20, 2011. The SP was amended in 2014, to permit an increase in the maximum



# Metro Planning Commission Meeting of 10/08/20



**Proposed Site Plan**



## **Metro Planning Commission Meeting of 10/08/20**

number of residential units from 300 to 600. This request is to increase the maximum number of residential units from 600 to 850. No other changes are proposed.

### **ANALYSIS**

The SP is primarily regulatory and includes permitted uses, bulk standards, design and architectural standards as well as streetscape standards. The proposed change only requires a note in the regulatory document to be updated to reflect that the SP permits a maximum of 850 multi-family residential units. No other changes to the regulatory document are necessary. All future development will continue to be reviewed against the regulatory document. The T5 MU policy supports a mixture of uses including high density residential. The proposed increase in density is consistent with the policy and is appropriate given the site's location on Charlotte Pike, which is a mixed-use corridor and the site's proximity to downtown.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approve**

### **WATER SERVICES RECOMMENDATION**

#### **Approve with conditions**

- Approved as a Preliminary only. The applicant will need to update their availability request since there is an addition of Residential Units before final SP approval.

### **PUBLIC WORKS RECOMMENDATION**

#### **Approve with conditions**

- Final constructions plans shall comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **Approve with conditions**

- All previous conditions apply.
- TIS may be required with each Final SP.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

### **CONDITIONS**

1. Uses shall be limited to all uses listed in the Council approved SP plan. Multi-family residential is limited to a maximum of 850 units.



## Metro Planning Commission Meeting of 10/08/20

2. All applicable requirements specified in BL2011-891 and 2014-887 not specifically being amended under this application shall remain in effect.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUI-A zoning district as of the date of the applicable request or application.
4. 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.
5. 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.



**SEE NEXT PAGE**



## Metro Planning Commission Meeting of 10/08/20



**2020DTC-041-001**

**LORD & LIBERTY HOTEL**

Map 093-11, Parcel(s) 159, 160, 161

11, Downtown

19 (O'Connell)



<b>Project No.</b>	<b>DTC Overall Height Modification 2020DTC-041-001</b>
<b>Project Name</b>	<b>Lord &amp; Liberty Hotel</b>
<b>Council District</b>	19 – O’Connell
<b>School District</b>	5– Buggs
<b>Requested by</b>	Hawkins Partners, Applicant; L & L Nashville, LLC, owner;
<b>Deferrals</b>	This item was deferred at the September 24, 2020, Planning Commission meeting. No public hearing was held.
<b>Staff Reviewer</b>	Hammer
<b>Staff Recommendation</b>	<i>Approve with conditions or defer without all conditions.</i>

**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 2<sup>nd</sup> 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.



# Metro Planning Commission Meeting of 10/08/20



**Figure 1: Middleton Street Perspective**

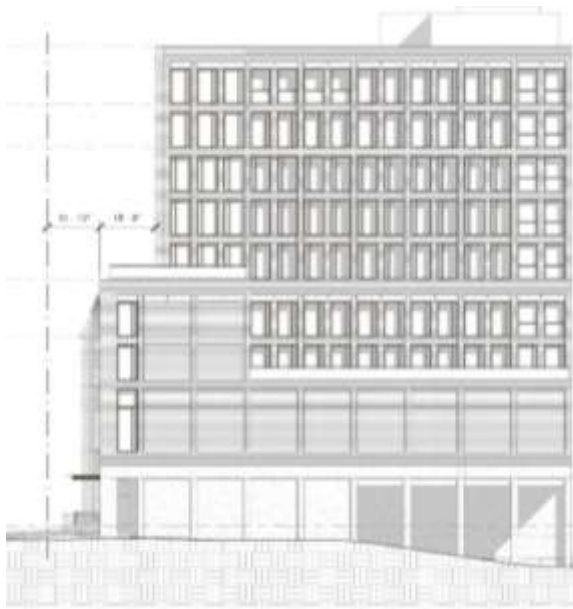


**Figure 2: 2<sup>nd</sup> Avenue (East) Elevation**





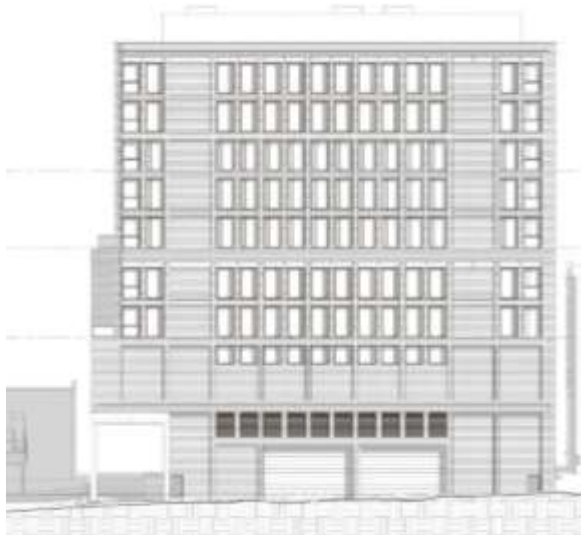
# Metro Planning Commission Meeting of 10/08/20



**Figure 3: South Elevation**



**Figure 4: North Elevation**



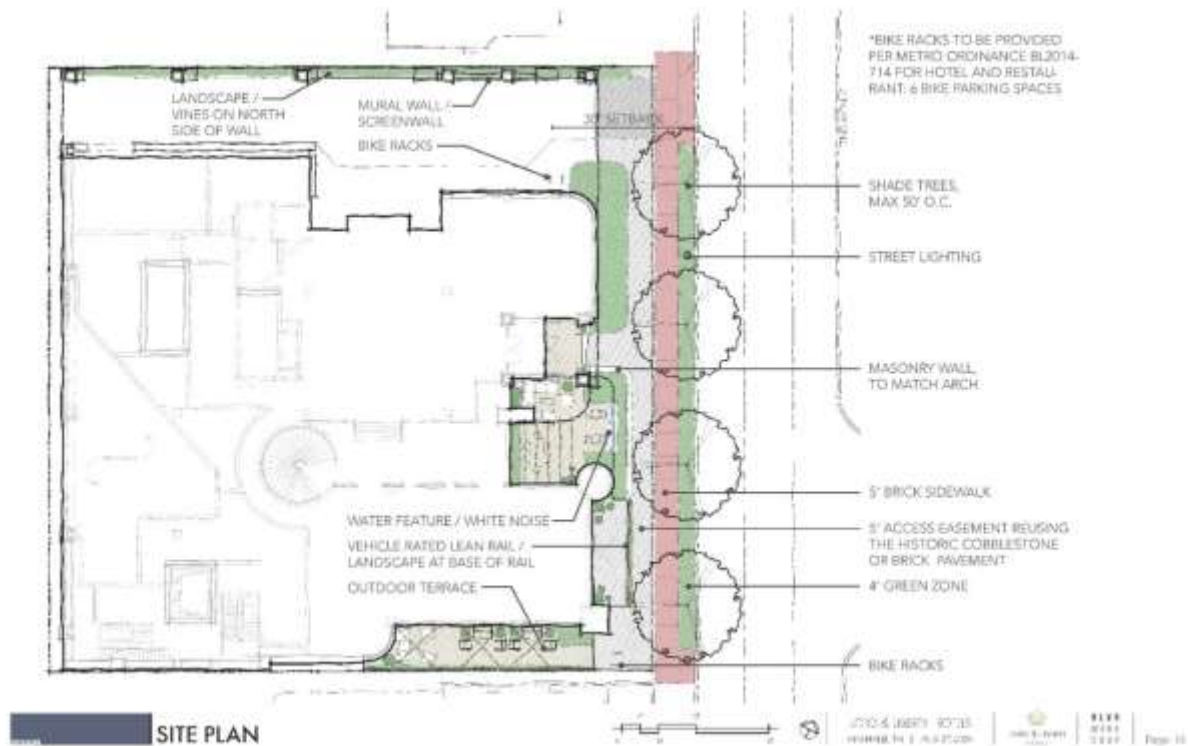
**Figure 5: Alley (West) Elevation**



**Figure 6: Ground Floor Plan**



## Metro Planning Commission Meeting of 10/08/20



**Figure 7: Landscape Plan**

### 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 2<sup>nd</sup> Avenue South and vehicular access will be provided through a porte cochere perpendicular to 2<sup>nd</sup> 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 19<sup>th</sup> 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.



## Metro Planning Commission Meeting of 10/08/20

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 2<sup>nd</sup> 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 2<sup>nd</sup> 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.



## Metro Planning Commission Meeting of 10/08/20

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 19<sup>th</sup> 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.

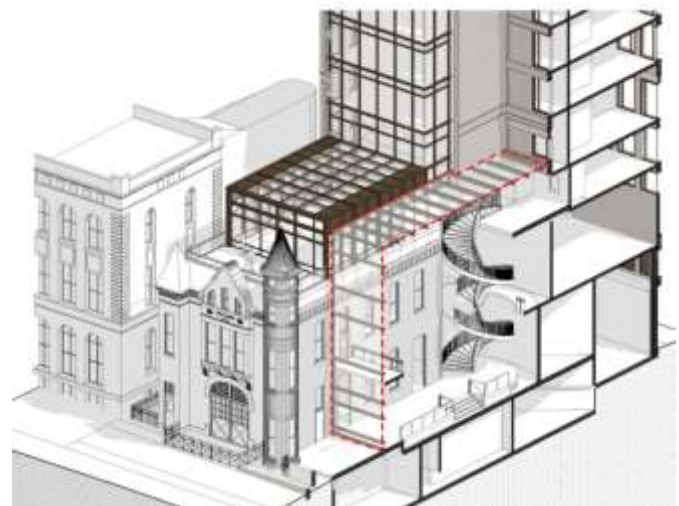
The applicant has worked closely with Metro Historic staff over the previous several months to integrate the structure into the site design in a manner that minimizes demolition and allows for restoration of certain historic elements. The site design of the new construction includes deeper step-backs 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:



**Figure 8: 2<sup>nd</sup> Avenue Perspective**



**Figure 9: Building Section of Fire Hall**



## Metro Planning Commission Meeting of 10/08/20

### 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.



## Metro Planning Commission Meeting of 10/08/20



METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY

Planning Department  
800 Second Avenue South  
P.O. Box 196300  
Nashville, Tennessee 37219-6300

July 17, 2020

Attn: Kim Hartley Hawkins, ASLA  
Hawkins Partners, Inc.  
1900 Church St, Suite 403  
Nashville, TN 37203

**Re: Determination on DTC Bonus Height Program Efforts  
Lord & Liberty Hotel, Overall Height Modification Case**

Mrs. Hawkins:

This letter serves as a determination to proceed with the Overall Height Modification process and does not indicate a project approval. The Overall Height Modification request is scheduled to be heard by the Planning Commission on September 24, 2020.

The project is within the Rutledge Hill Subdistrict, where 6 stories are permitted by-right and up to 7 stories permitted through use of available bonuses programs. Submitted exhibits demonstrate use of LEED and pervious surfaces, as well as consideration of on-site historic resources in consultation with appropriate Metro staff members. Due to the stated intent to earn both LEED and WELL certification, the Planning Department may require a letter from a LEED-accredited professional documenting consistency of the projects with the requirements of LEED Silver level. Other documentation may also be required prior to the issuance of a use and occupancy permit.

The applicant has made reasonable efforts to accomplish the intent of the Bonus Height Program and may proceed with next steps, as outlined in the Overall Height Modification process. Deviations from commitments made as outlined herein may result in a reconsideration of these efforts and project.

Sincerely,

Lucy Kempf  
Executive Director  
Metro Nashville Planning Department

CC: Tim Drisdelle  
Natasha Drisdelle

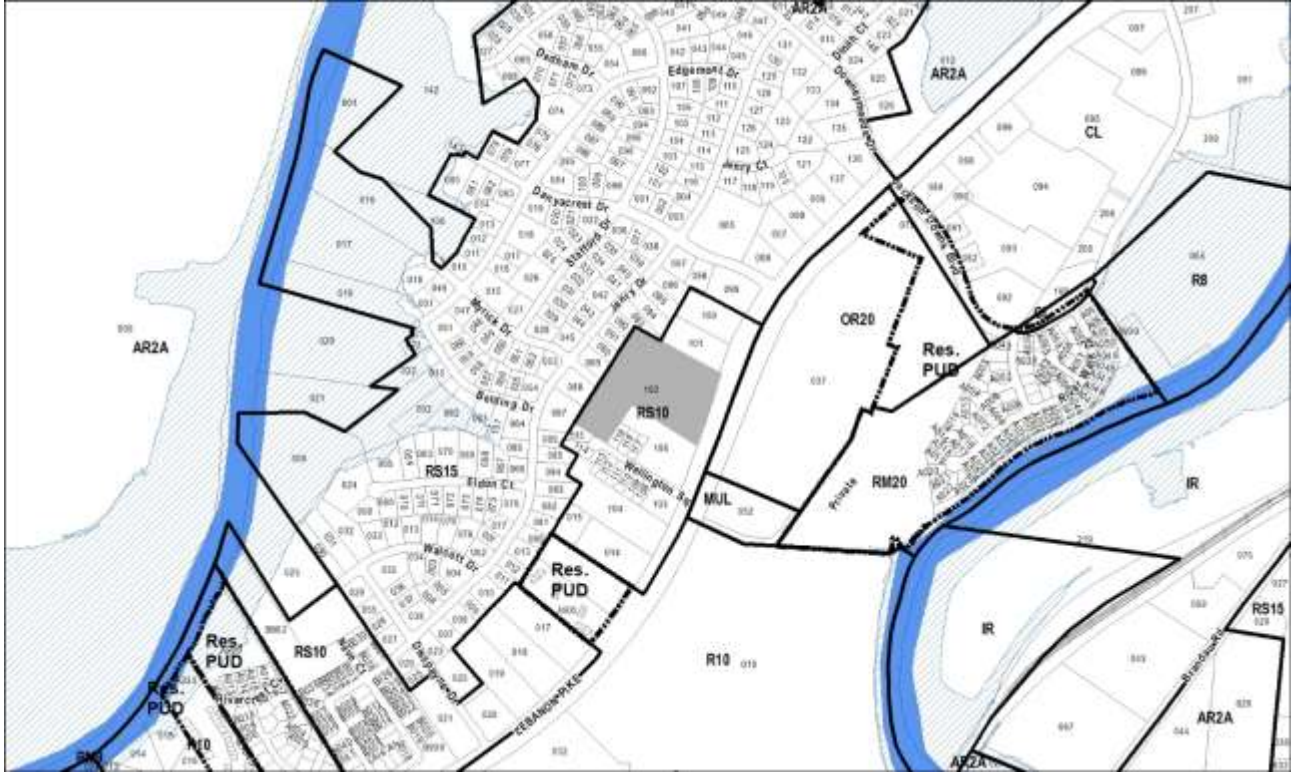
**Figure 10: Determination Letter**



**SEE NEXT PAGE**



## Metro Planning Commission Meeting of 10/08/20



**2020SP-041-001**

3048 LEBANON PIKE

Map 085-11, Parcel(s) 102

14, Donelson - Hermitage - Old Hickory

14 (Kevin Rhoten)





<b>Project No.</b>	<b>Specific Plan 2020SP-041-001</b>
<b>Project Name</b>	<b>3048 Lebanon Pike</b>
<b>Council District</b>	14 – Rhoten
<b>School District</b>	4 – Nabaa-McKinney
<b>Requested by</b>	Dewey Engineering, applicant; Charlie R. & Marlene J. Smith, Trustees, owner.
<b>Staff Reviewer</b>	Elliott
<b>Staff Recommendation</b>	<i>Disapprove.</i>

**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.

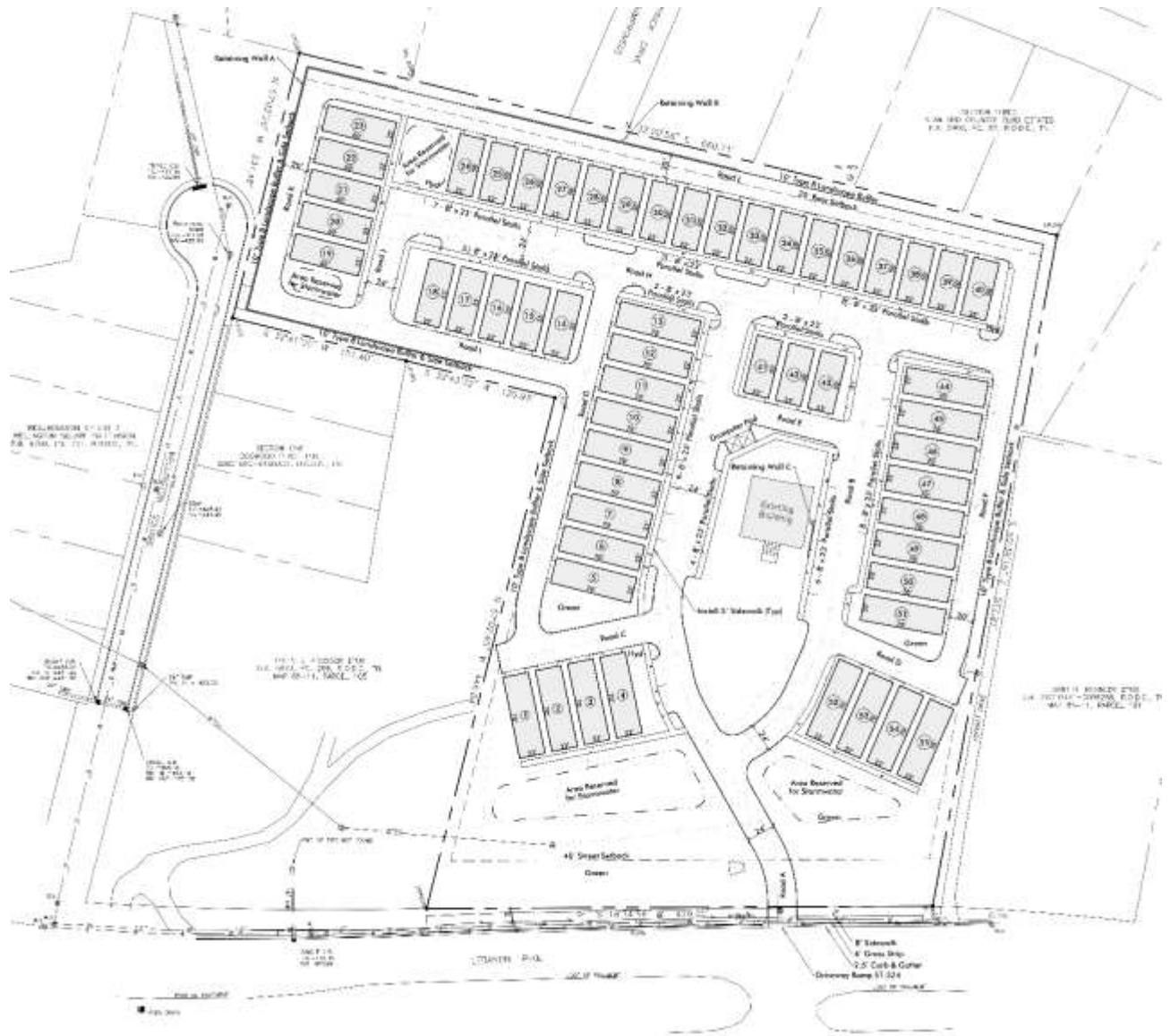
**DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN**

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.

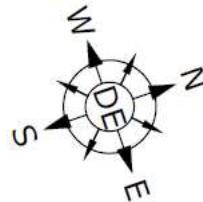
Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited 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.



# Metro Planning Commission Meeting of 10/08/20



**Proposed Site Plan**





## Metro Planning Commission Meeting of 10/08/20

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.



## Metro Planning Commission Meeting of 10/08/20

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 Jenry 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.



## **Metro Planning Commission Meeting of 10/08/20**

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.



## Metro Planning Commission Meeting of 10/08/20

### 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

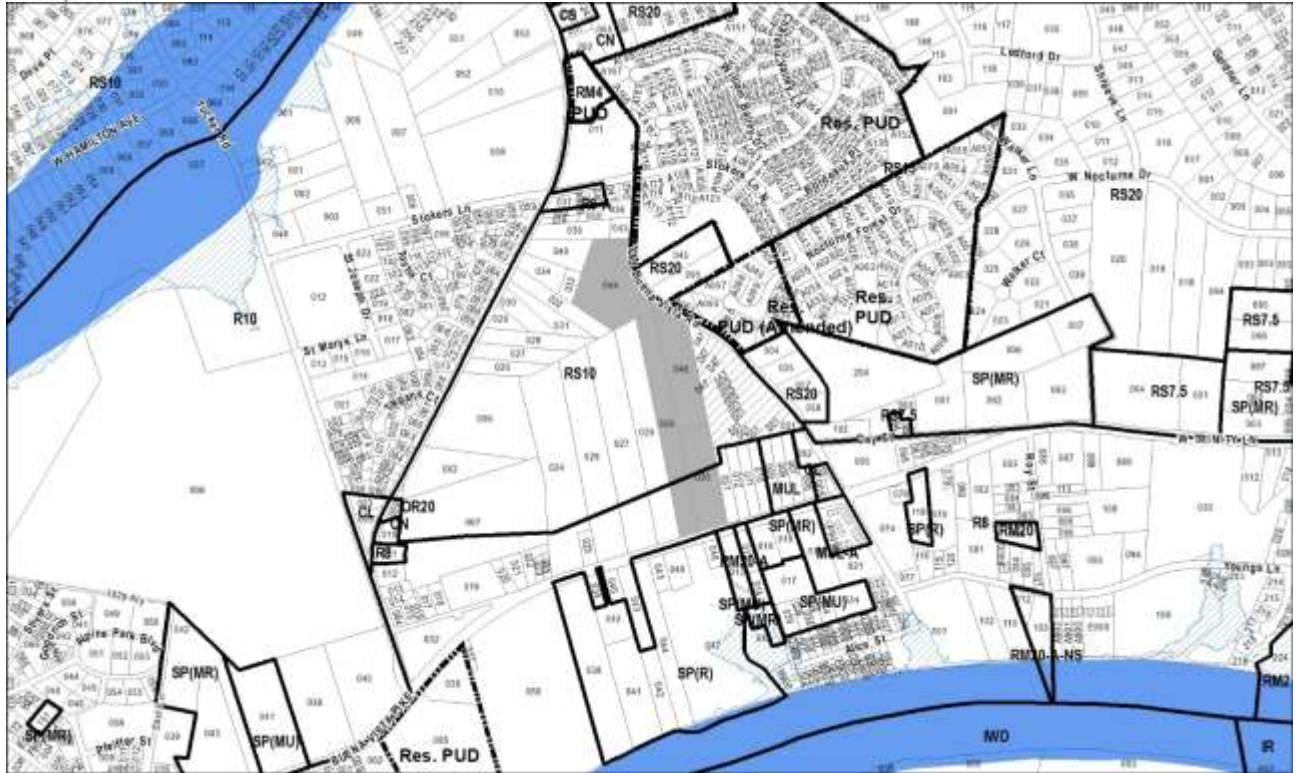
Staff recommends disapproval.



**SEE NEXT PAGE**



## Metro Planning Commission Meeting of 10/08/20



### 2020Z-108PR-001

Map 070-02, Parcels 044, 046

Map 070-06, Parcels 029-030

03, Bordeaux – Whites Creek – Haynes Trinity

02 (Kyonzte Toombs)





**Project No.** **Zone Change 2020Z-108PR-001**  
**Council District** 02 - Toombs  
**School District** 1 - Gentry  
**Requested by** D & M Development LLC, applicant; Aubrey Gregory, Doss Hill, Amon Ringemann, and Anna Ringemann, owners.

**Deferrals** This request was deferred from the September 24, 2020, Planning Commission meeting. No public hearing was held.

**Staff Reviewer** Swaggart  
**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



## Metro Planning Commission Meeting of 10/08/20

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**



## Metro Planning Commission Meeting of 10/08/20

### 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.