

Metropolitan Planning Commission



Staff Reports

February 12, 2015



Metro Planning Commission Meeting of 02/12/2015

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.

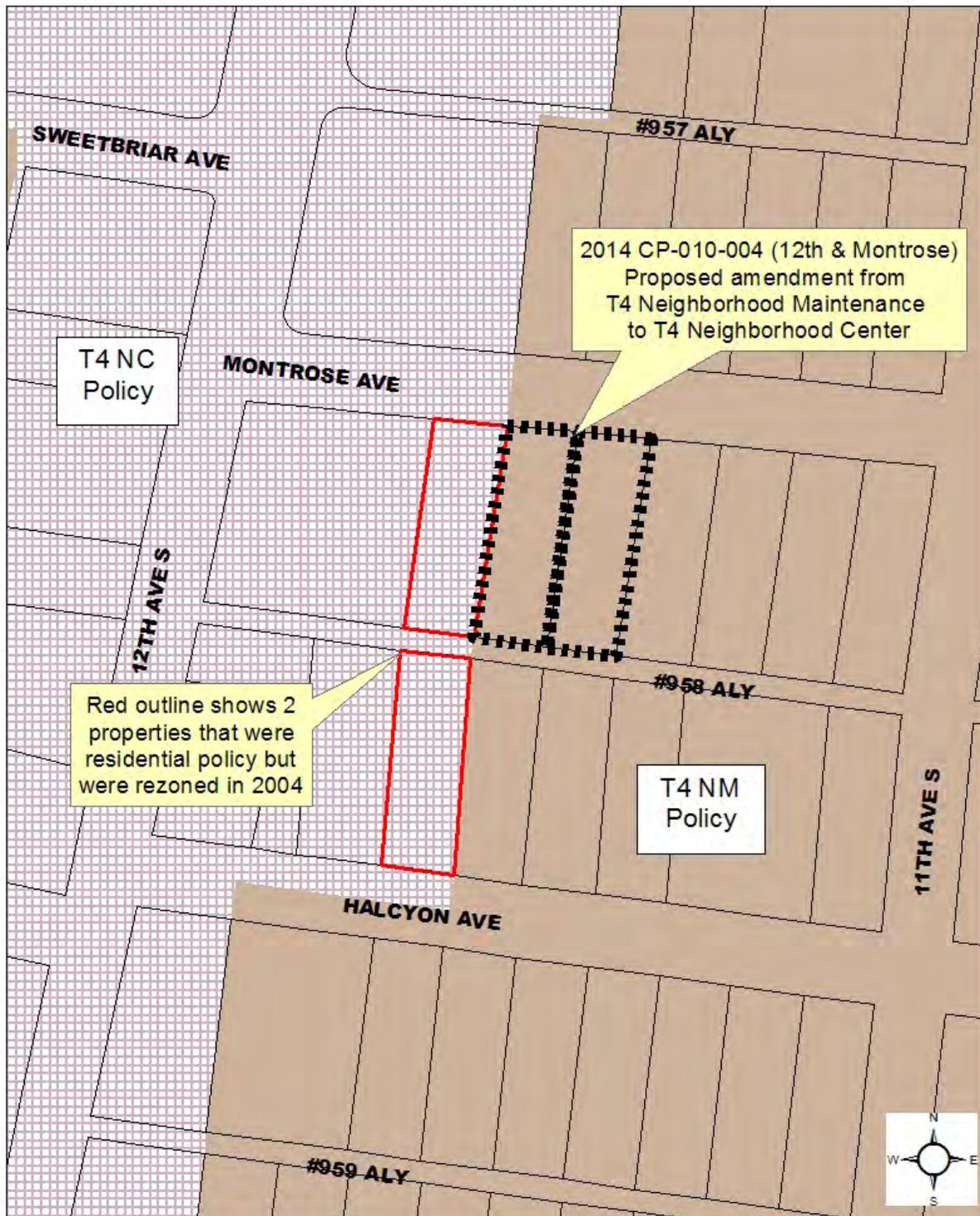


PREVIOUSLY DEFERRED ITEMS

- **Community Plan Amendments**
- **Specific Plans**
- **Subdivision: Final Plats**



Metro Planning Commission Meeting of 02/12/2015



2014CP-010-004
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
1109 and 1111 Montrose Avenue, Map 118-01, Parcel 130 and Parcel 131
Green Hills-Midtown
8 – Sandra Moore



Project No. Major Plan Amendment 2014CP-010-004
Project Name Green Hills-Midtown Community Plan: 2005 Update – 1109 and 1111 Montrose Avenue
Associated Case 2014SP-083-001
Council District 17 – Moore
School District 8 – Pierce
Requested by Fulmer Engineering, LLC, applicant; The Shop Trust, LLC, owner.

Deferrals This request was deferred from the January 8, 2015, and the January 22, 2015, Planning Commission meetings.

Staff Reviewer McCaig
Staff Recommendation *Defer indefinitely.*

APPLICANT REQUEST

Change the policy from Urban Neighborhood Maintenance to Urban Neighborhood Center.

Major Plan Amendment

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character policy from Urban Neighborhood Maintenance policy to Urban Neighborhood Center policy for properties located at 1109 and 1111 Montrose Avenue, approximately 210 feet east of 12th Avenue South (0.34 acres).

STAFF RECOMMENDATION

Staff recommends indefinite deferral.



Metro Planning Commission Meeting of 02/12/2015



2014SP-083-001

HOWELL CORNER/BECKER CORNER OFFICES

Map 118-01, Parcel(s) 130-131

10, Green Hills - Midtown

17 (Sandra Moore)



Project No. 2014SP-083-001
Project Name Howell Corner/Becker Corner Offices
Associated Case 2014CP-010-004
Council District 17 - Moore
School District 8 - Pierce
Requested by Fulmer Engineering, Inc., applicant; The Shop Trust, LLC, owner.

Deferrals This request was deferred from the January 8, 2015, and the January 22, 2015, Planning Commission meetings.

Staff Reviewer Milligan
Staff Recommendation *Defer indefinitely.*

APPLICANT REQUEST

Preliminary SP to permit mixed-use development.

Preliminary SP

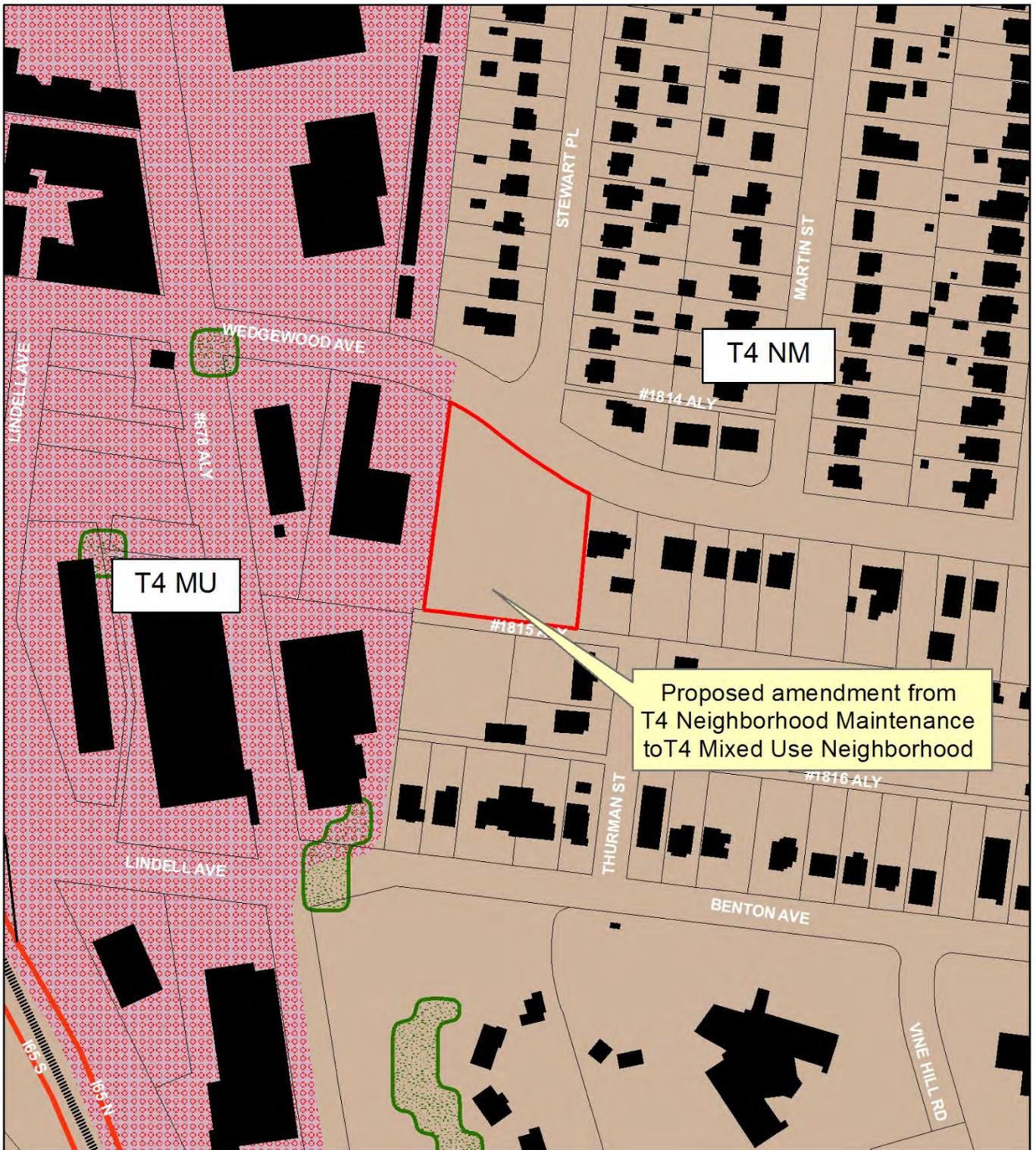
A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Mixed Use (SP-MU) for properties located at 1109 and 1111 Montrose Avenue, approximately 210 feet east of 12th Avenue South (0.34 acres) to permit a mixed-use development.

STAFF RECOMMENDATION

Staff recommends indefinite deferral.



Metro Planning Commission Meeting of 02/12/2015



2014CP-011-002
SOUTH NASHVILLE PLAN AMENDMENT
Map 105-11, Parcel(s) 231
11, South Nashville
17 (Sandra Moore)



Project No. Major Plan Amendment 2014CP-011-002
Project Name *South Nashville Community Plan: 2007 Update*
Associated Case 2014SP-082-001
Council District 17 – Moore
School Districts 7 – Pinkston
Requested by Civil Site Design Group, PLLC, applicant; Delta Four, LLC, owner.

Deferrals This request was deferred from the December 12, 2014, and the January 8, 2015, Planning Commission meetings.

Staff Reviewer McCullough
Staff Recommendation *Approve.*

APPLICANT REQUEST

Amend the South Nashville Community Plan from a T4 Neighborhood Maintenance to T4 Mixed Use Neighborhood

Major Plan Amendment

A request to amend the *South Nashville Community Plan: 2007 Update* by changing the current Community Character policy from Urban Neighborhood Maintenance (T4 NM) to Mixed Use Neighborhood (T4 MU) for property located at Wedgewood Avenue (unnumbered), approximately 750 feet west of Bransford Avenue (1.25 Acres).

Current Land Use Policy

Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, primarily residential land use and associated public realm. 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, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

Draft Preferred Future Policy

Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.



Metro Planning Commission Meeting of 02/12/2015

Proposed Land Use Policy

Urban Mixed Use Neighborhood (T4MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern.

BACKGROUND

The property is located on the southern side of Wedgewood Avenue, directly across from Stewart Place. The surrounding property is primarily residential uses, except to the west. The properties located to the west are zoned industrial and are within an existing Urban Mixed Use Neighborhood policy. Zoning for the area within the T4 NM policy is R6, which is intended to provide for higher intensity one-family and two-family development.

The area to the west of the property is zoned IWD, which is Industrial Warehousing/Distribution, and IR, which is Industrial Restrictive. The entire area falls within the Urban Zoning Overlay.

The South Nashville Community Plan was last updated in 2007. A translation of the South Nashville Community Plan was completed and adopted in 2014.

COMMUNITY PARTICIPATION

A community meeting was held by the Planning Department on November 11, 2014. It was attended by thirteen people from the surrounding Wedgewood Houston Neighborhood. Most of those in attendance were in favor of increased density at this location along Wedgewood Avenue, and were in favor of retail that would serve the needs of the neighborhood.

In addition to the community meeting hosted by the Planning Department, several conversations have been held between the applicant and the Wedgewood Houston Neighborhood, to discuss the Community Plan amendment and subsequent zone change. The applicant has been following the recommendations of the district's Councilmember for engaging the community in the design and development process by attending meetings of the neighborhood association, as well as going door to door and meeting with neighbors and was noted by attendees at the community meeting.

ANALYSIS

The property is 1.25 acres and could serve as a transition from industrial to residential uses along Wedgewood Avenue. Wedgewood Avenue is classified as an Arterial Boulevard on the Major and Collector Street Plan, and seeks to balance access to adjacent properties and moving people through the area.

The subject property is in an area of transition between the primarily single family residential areas to the east, and the commercial/mixed use/industrial areas to the west. The site is larger than the other residential parcels in the area, making it a suitable location for multifamily residential and could be an amenity for the neighborhood by including retail in the mix of uses.

STAFF RECOMMENDATION

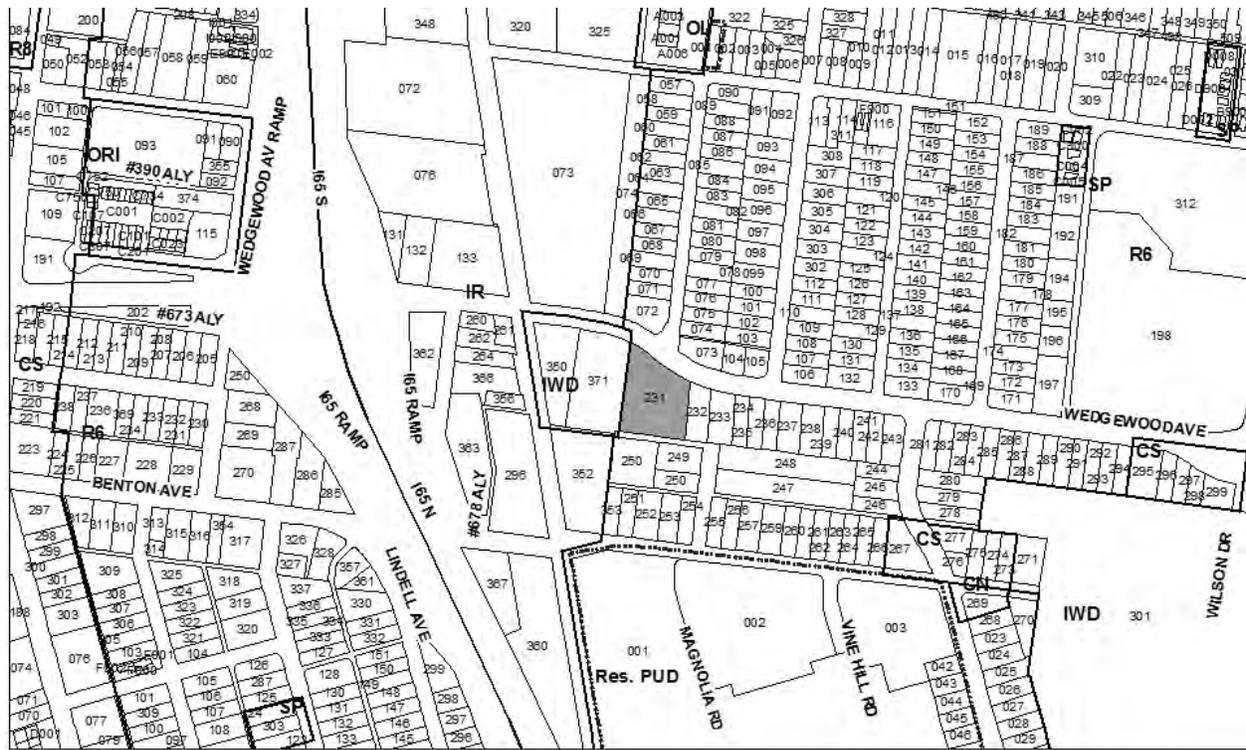
Staff recommends approval.



SEE NEXT PAGE



Metro Planning Commission Meeting of 02/12/2015



2014SP-082-001
WEDGEWOOD LOFTS
Map 105-11, Parcel(s) 231
11, South Nashville
17 (Sandra Moore)



Project No.	Zone Change 2014SP-082-001
Project Name	Wedgewood Lofts
Associated Application	2014CP-011-002
Council District	17 – Moore
School District	7 – Pinkston
Requested by	Civil Site Design Group, PLLC, applicant; Delta Four, LLC, owner.

Deferrals This request was deferred from the December 12, 2014, and the January 8, 2015, Planning Commission meetings.

Staff Reviewer Swaggart
Staff Recommendation *Approve with conditions and disapprove without all conditions, subject to approval of the associated policy amendment. Disapprove if proposed policy amendment is not approved.*

APPLICANT REQUEST

Preliminary SP to permit a mixed use development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan – Mixed Use (SP-MU) zoning for property located at Wedgewood Avenue (unnumbered), approximately 750 feet west of Bransford Avenue, (1.25 acres), to permit a mixed-use development with up to 150 residential units and up to 10,000 square feet of non-residential uses.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 9 lots with 2 duplex lots for a total of 11 units.*

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 and nonresidential uses.

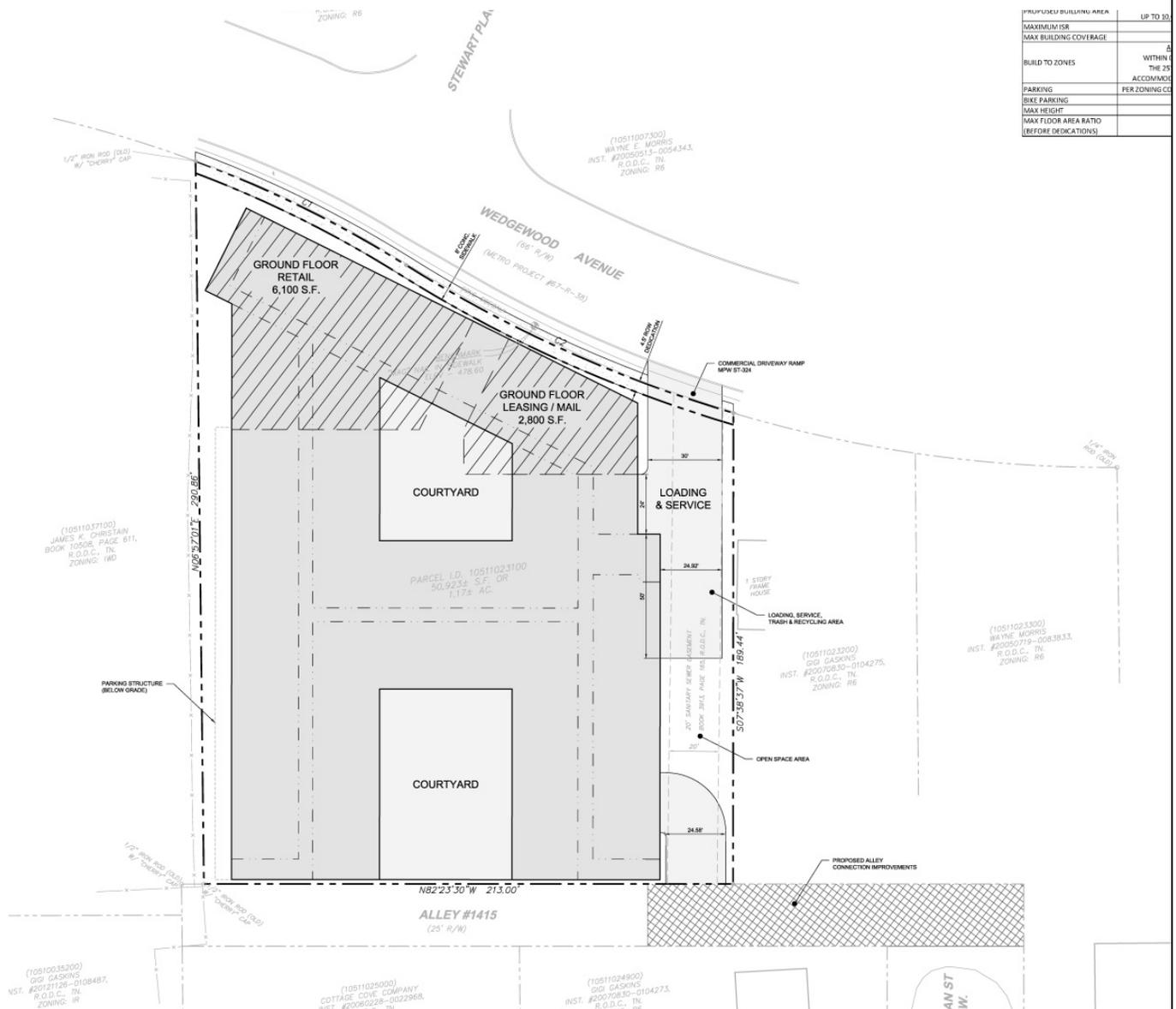
CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices
- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices



Metro Planning Commission Meeting of 02/12/2015

PROPOSED BUILDING AREA	UP TO 30	SF OF L
MAXIMUM ISR		1
MAX BUILDING COVERAGE		1
BUILD TO ZONES	WITHIN THE 23	BY THE
	ACCOMMODATE	BY PER
PARKING	PER ZONING CODE	E OUTD
DECK PARKING		WITH A
MAX HEIGHT		PER
MAX FLOOR AREA RATIO (BEFORE DEDICATIONS)		6.5



Proposed Site Plan



Metro Planning Commission Meeting of 02/12/2015

This area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The request provides additional housing opportunities in the area. Housing options are important to serve a wide range of people with different housing needs. More intense development fosters walkability and better public transportation because housing, work and conveniences are located within a smaller area, making them more accessible by foot and or public transportation. The plan would also provide for nonresidential uses which could provide conveniences for residents within the proposed development as well as surrounding neighbors, which also encourages walking. The immediate area is also served by bus service.

SOUTH NASHVILLE COMMUNITY PLAN

Existing Policy

Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. 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, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

DRAFT Preferred Future Policy

Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.

Proposed Policy

Urban Mixed Use (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods 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. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

Consistent with Policy?

The proposed SP is not consistent with the existing T4 NM land use policy. The T4 NM policy supports residential uses that are similar in form to the surrounding residential character. The proposed SP is a significant deviation from the surrounding character in land use and form. While there is commercial zoning just to the west of the site, the predominant development pattern is single-family on individual lots. The SP is also not consistent with the preferred T4 NE policy because it calls for nonresidential uses.



Metro Planning Commission Meeting of 02/12/2015



Conceptual Architectural Images



Metro Planning Commission Meeting of 02/12/2015

The proposed SP would be consistent with the proposed T4 MU land use policy. The T4 MU policy supports a variety of uses (residential and non-residential) that is urban in form. The policy recognizes and supports changes in urban areas and does not require development to be consistent with the surrounding character.

PLAN DETAILS

The approximately 1.25 acre site is currently vacant. It lies on the south side of Wedgewood Avenue, west of Bransford Avenue and the State Fairgrounds. The site is across the street from where Stewart Place intersects with Wedgewood Avenue. The site does not contain any environmental constraints, but it does contain a moderate slope rising up from Wedgewood.

SP Site Plan

The plan is conceptual and includes a building footprint and development standards. The footprint calls for ground floor commercial/retail, amenities and leasing office along Wedgewood. The plan shows two courtyards which are central to the building footprint. Residential units would be located on the upper floors. The primary ingress/egress to the site is proposed from Wedgewood along the eastern side of the proposed building. Access to the rear alley is also provided, but is limited to residents of the building only.

The standards limit the development to a maximum of six stories with a maximum of 150 residential units and 10,000 square feet of nonresidential uses. The number of parking spaces must be consistent with Metro parking requirements. The plan would also permit reductions permitted within the Urban Zoning Overlay (UZO).

Elevations are not provided; however, the plan does provide some conceptual images. The plan states that elevations will be provided with the final site plan.

ANALYSIS

The proposed SP is not consistent with the existing policy, but it is consistent with the proposed policy and the plan also meets several critical planning goals. If the proposed policy is approved, then staff recommends that the SP be approved with conditions and disapproved without all conditions. If the proposed policy is not approved, then staff recommends disapproval. Staff supports six stories at this location due to the prominence of Wedgewood Avenue, its proximity to the interstate, it being located adjacent to industrial property and it being located in close proximity to another building that is much taller than six stories. Staff also considered the fact that development along Wedgewood will likely intensify over time.

FIRE MARSHAL'S OFFICE

Approved with conditions

- Fire Code issues for the structures will be addressed at permit application review

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.



Metro Planning Commission Meeting of 02/12/2015

- Due to the proposed alley connection with Thurman St, continued coordination between the design team and MPW will be required to mitigate the impacts of the developments traffic on the existing road infrastructure.
- Prior to issuance of building permit submit recorded ROW dedication to MPW.
- With Final SP design existing and proposed utilities will need to be accounted for to verify ADA compliance.
- Revise TIS to include updated traffic routing per request dated 2/5/15.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	1.25	7.26 D	11 U*	106	9	12

*Based on two two-family lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.25	-	150 U	1,033	78	101

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.25	-	10,000 SF	466	16	46

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,393	+85	+135

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

METRO SCHOOL BOARD REPORT

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

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

The proposed SP-MU zoning would not generate any additional students from what is typically generated under the existing R6 zoning district. Students would attend Fall-Hamilton Elementary



Metro Planning Commission Meeting of 02/12/2015

School, Cameron Middle School, and Glencliff High School. Fall-Hamilton and Glencliff are both identified as full. There is no capacity for additional elementary students within the cluster. There is no additional capacity for high school students within the cluster; however, there is additional capacity in the adjacent Hillsboro Cluster. This information is based upon data from the school board last updated September 2014.

FISCAL LIABILITY

The fiscal liability of 1 middle school student is \$26,000 (1 X \$26,000 per student). This is only for informational purposes to show the potential impact of this proposal, and is not a staff condition of approval. This information is based upon data from the school board last updated September 2014.

STAFF RECOMMENDATION

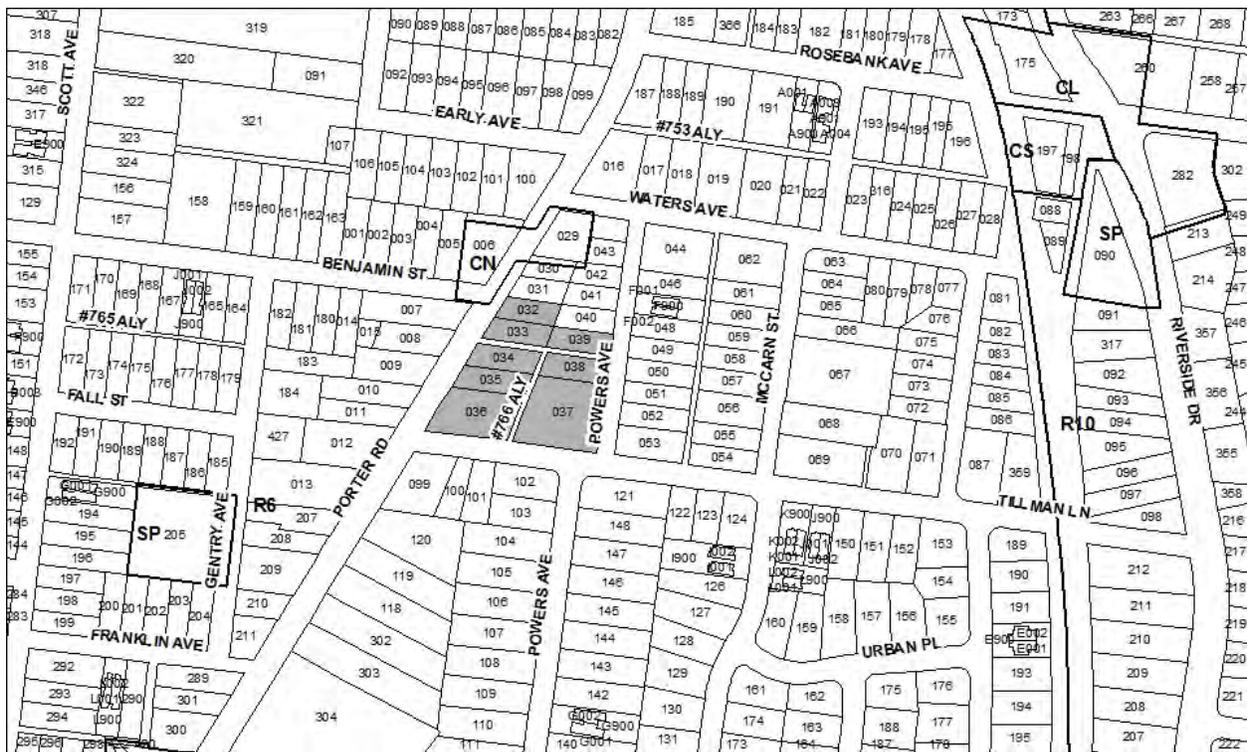
Staff recommends approval with conditions and disapproval without all conditions, if the associated policy amendment is approved; disapproval if the associated policy amendment is not approved.

CONDITIONS

1. Use in the SP is limited to up to 150 residential units and a maximum of 10,000 square feet of nonresidential uses as identified in the SP plan.
2. Final architectural design to include appropriate building articulation, sufficient and properly located building access and adequate transparency must be approved by the Planning Department prior to final site plan approval.
3. The ceiling height for nonresidential uses on the first floor shall be at least 14 feet.
4. Billboards shall not be permitted.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the MUG-A zoning district as of the date of the applicable request or application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



Metro Planning Commission Meeting of 02/12/2015



2015CP-005-001

EAST NASHVILLE PLAN AMENDMENT

Map 083-07, Parcel(s) 032-039

05, East Nashville

06 (Peter Westerholm)



Project No. **Minor Plan Amendment 2014CP-005-001**
Project Name **East Nashville Community Plan Amendment**
Associated Case **2015SP-008-001**
Council District 6 – Westerholm
School District 5 – Kim
Requested by LittleJohn Engineering Associates, applicant; Josephine Lynn Colley, owner.

Deferrals This request was deferred from the January 8, 2015, Planning Commission meeting.

Staff Reviewer Capehart
Staff Recommendation *Defer to the February 26, 2015, Planning Commission meeting.*

APPLICANT REQUEST

Amend land use policy from Urban Neighborhood Maintenance (T4 NM) to Urban Neighborhood Evolving (T4 NE).

Minor Plan Amendment

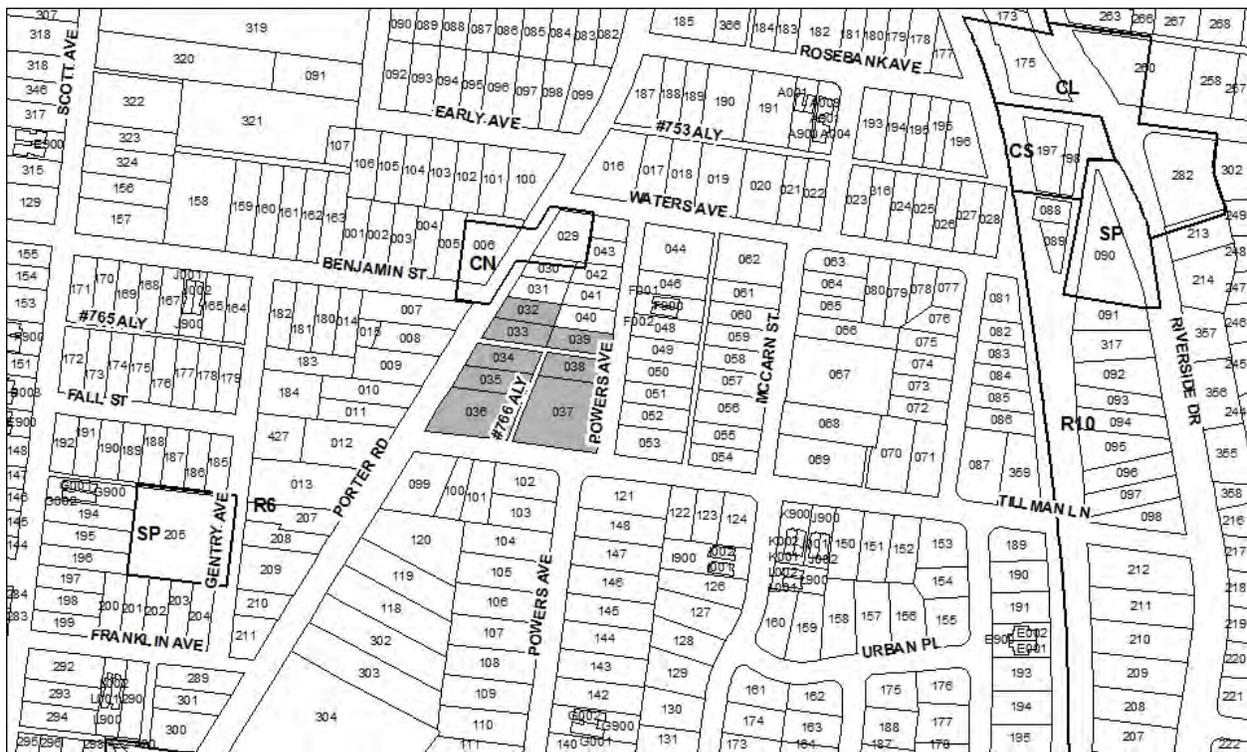
A request to amend the East Nashville Community Plan to change the Land Use Policy from Urban Neighborhood Maintenance policy (T4 NM) to Urban Neighborhood Evolving policy (T4 NE) for properties located at the corner of Porter Road, Tillman Lane and Powers Avenue.

STAFF RECOMMENDATION

Staff recommends deferral to the February 26, 2015, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 02/12/2015



2015SP-008-001

821 PORTER ROAD MULTI-FAMILY

Map 083-07, Parcel(s) 032-039

05, East Nashville

06 (Peter Westerholm)



Project No. 2015SP-008-001
Project Name 821 Porter Road Multifamily
Council District 6 – Westerholm
School District 5 – Kim
Requested by Littlejohn, applicant; Josephine Lynn Colley, owner.

Deferrals This request was deferred from the January 8, 2015, Planning Commission meeting.

Staff Reviewer Sajid
Staff Recommendation *Defer to the February 26, 2015, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit up to 54 stacked flats and 9 detached residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for properties located at 821, 827, 829, and 831 Porter Road, Porter Road (unnumbered), 2109 Tillman Lane, 809 Powers Avenue, and Powers Avenue (unnumbered), located north of Tillman Lane between Porter Road and Powers Avenue, (2.2 acres), to permit up to 54 stacked flats and 9 detached residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the February 26, 2015, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 02/12/2015



2014SP-085-001

2208 EASTLAND AVENUE

Map 083-07, Parcel(s) 300

Map 083-11, Parcel(s) 076, 209

05, East Nashville

06 (Peter Westerholm)



Project No. 2014SP-085-001
Project Name 2208 Eastland Avenue
Council District 6 – Westerholm
School District 5 – Kim
Requested by Dale and Associates, applicant; Upside, LLC, owner.

Deferrals This case was deferred from the December 11, 2014, Planning Commission meeting.

Staff Reviewer Sajid
Staff Recommendation *Approve with conditions and disapprove without all conditions.*

APPLICANT REQUEST

Preliminary SP to permit up to 24 residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan-Residential (SP-R) zoning for properties located at 2208 Eastland Avenue and Skyview Drive (unnumbered), approximately 775 feet west of Riverside Drive, (3.27 acres), to permit up to 24 detached dwelling units.

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 16 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development
- Supports a Variety of Transportation Choices

The proposed SP supports development that is consistent with the character of surrounding development and creates an opportunity for infill housing. In addition, the site is served by an existing bus and bicycle routes that run along Eastland Avenue which will be supported by the additional density proposed by the SP.

EAST NASHVILLE COMMUNITY PLAN

Existing Policy

Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. 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



Metro Planning Commission Meeting of 02/12/2015

character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

DRAFT Preferred Future Policy

No change is proposed.

Consistent with Policy?

Yes. The proposed SP is consistent with the Urban Neighborhood Maintenance policy which is intended to preserve the character of the existing neighborhood. The SP proposes detached dwelling units, which reflects the predominant development pattern in the area. Also, the rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited to the subject property and the neighborhood.

PLAN DETAILS

The site is located at 2208 Eastland Avenue, east of Skyview Drive and north of the Shelby Golf Course. Surrounding zoning includes RS7.5, R6 and R10, and the area is predominantly characterized by single-family residential development. Access to the site is from one driveway proposed on Eastland Avenue.

Site Plan

The plan proposes 24 detached residential units. The maximum height for all units is 3 stories in 42'. The previous plan incorporated one unit oriented toward Eastland Avenue. This unit was removed from the plan and the overall unit count was reduced by one, based on input from a community meeting. Type B-5 landscape buffers are proposed along all property boundaries that are adjacent to existing residential uses with the exception of the Type B-1 buffer proposed along both sides of the driveway at Eastland Avenue. Staff recommends that the plan incorporate a 6' sidewalk with a 6' planting strip along the Eastland Avenue frontage per the Major and Collector Street Plan.

The overall site layout includes 24 units that are oriented toward either a courtyard or open space. Architectural images have not been included with the preliminary SP. The SP, however, includes notes that address design considerations for the SP. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS and vinyl siding will not be permitted as building materials.

Parking is provided via a mixture of garages and surface parking and includes ample guest parking. The SP is in close proximity to an existing transit line that runs along Eastland Avenue. Sidewalks are currently located on the north side of Eastland Avenue, but not on the south side. The SP proposes to construct sidewalks along the Eastland Avenue frontage of the site, and interior sidewalks are provided throughout the site to connect the units to the proposed sidewalk network.

ANALYSIS

The site for the SP is a unique property located in a predominately developed area. The subject property is a large, undeveloped property that is constrained as it has only about 75' of street frontage available. In addition, the site includes environmentally sensitive features and is located adjacent to the Shelby Golf Course. The proposed SP manages to work in concert with these



Metro Planning Commission Meeting of 02/12/2015

challenges to create a plan where the character is consistent with the Urban Neighborhood Maintenance policy, while also protecting the environmentally sensitive portions of the site and providing a transition to the surrounding open space. The proposed detached dwelling units reflect the predominant development pattern in the area. As the proposed SP is consistent with the Urban Neighborhood Maintenance land use policy, and the plan meets two critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

- Fire Code issues for the structures will be addressed at permit application review. Radius on turns to meet the requirements of Appendix D of the 2006 IFC

STORMWATER RECOMMENDATION

Conditional if approved

- Obtain MWS approval, during construction drawing review, for a bioretention area over a sewer line.

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approve

- Approved as Prelim SP. Since unit count has been reduced since the latest availability study, applicant should submit a revised study to re-assess the capacity fee balance. Applicant will need to revise their study, pay required Capacity Fees, and have Approved Construction Plans before approval will be issued at the Final SP stage.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Coordinate with MPW prior to Final SP for appropriate roadside cross section on Eastland Ave, i.e. curb placement, grass strip, sidewalk, drainage, infrastructure, utilities, etc.
- ROW dedication must be recorded prior to MPW sign off on the building permit.

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)	3.27	5.80 D	18 U	173	14	19



Metro Planning Commission Meeting of 02/12/2015

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	3.27	-	25 U	193	18	20

Traffic changes between maximum: **RS7.5** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 7 U	+20	+4	+1

SCHOOL BOARD REPORT

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

Projected student generation proposed SP-R district: 2 Elementary 1 Middle 1 High

The proposed SP-R zoning district would generate one more student than what is typically generated under the existing RS7.5 district. Students would attend Warner Elementary School, Bailey Middle School, and Stratford High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Interior sidewalk from southeast side of Unit 4 to sidewalk shown north of Unit 16 to be determined with final site plan.
2. The final site plan shall include a 6' planting strip with 6' sidewalks along the Eastland Avenue frontage.
3. Coordinate with Metro Public Works prior to Final SP for appropriate roadside cross section on Eastland Ave, i.e. curb placement, grass strip, sidewalk, drainage, infrastructure, utilities, etc.
4. Right of Way dedication must be recorded prior to Metro Public Works sign off on the building permit.
5. Obtain Metro Water Services approval, during construction drawing review, for a bioretention area over a sewer line.
6. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
7. Uses within the SP shall be limited to a maximum of 24 detached residential units.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
9. The final site plan shall include architectural elevations showing raised foundations of 18-36" for residential buildings.



Metro Planning Commission Meeting of 02/12/2015

10. 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.
11. 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.
12. 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 02/12/2015



2014SP-086-001

204 BEN ALLEN SP

Map 060, Parcel(s) 050

05, East Nashville

08 (Karen Bennett)



Project No. 2014SP-086-001
Project Name 204 Ben Allen SP
Council District 8 – Bennett
School District 3 – Speering
Requested by Dale and Associates, applicant; Teesdale Properties, owner.

Deferrals This request was deferred from the December 11, 2014, Planning Commission meeting.

Staff Reviewer Sajid
Staff Recommendation *Approve with conditions and disapprove without all conditions.*

APPLICANT REQUEST

Preliminary SP to permit up to 17 residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan-Residential (SP-R) zoning for property located at 204 Ben Allen Road, approximately 990 feet east of Dickerson Pike, (4.18 acres), to permit up to 17 dwelling 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 15 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development
- Supports a Variety of Transportation Choices

The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. In addition, the site is served by an existing bus route that runs along Dickerson Pike to the west which will be supported by the additional density proposed by the SP.

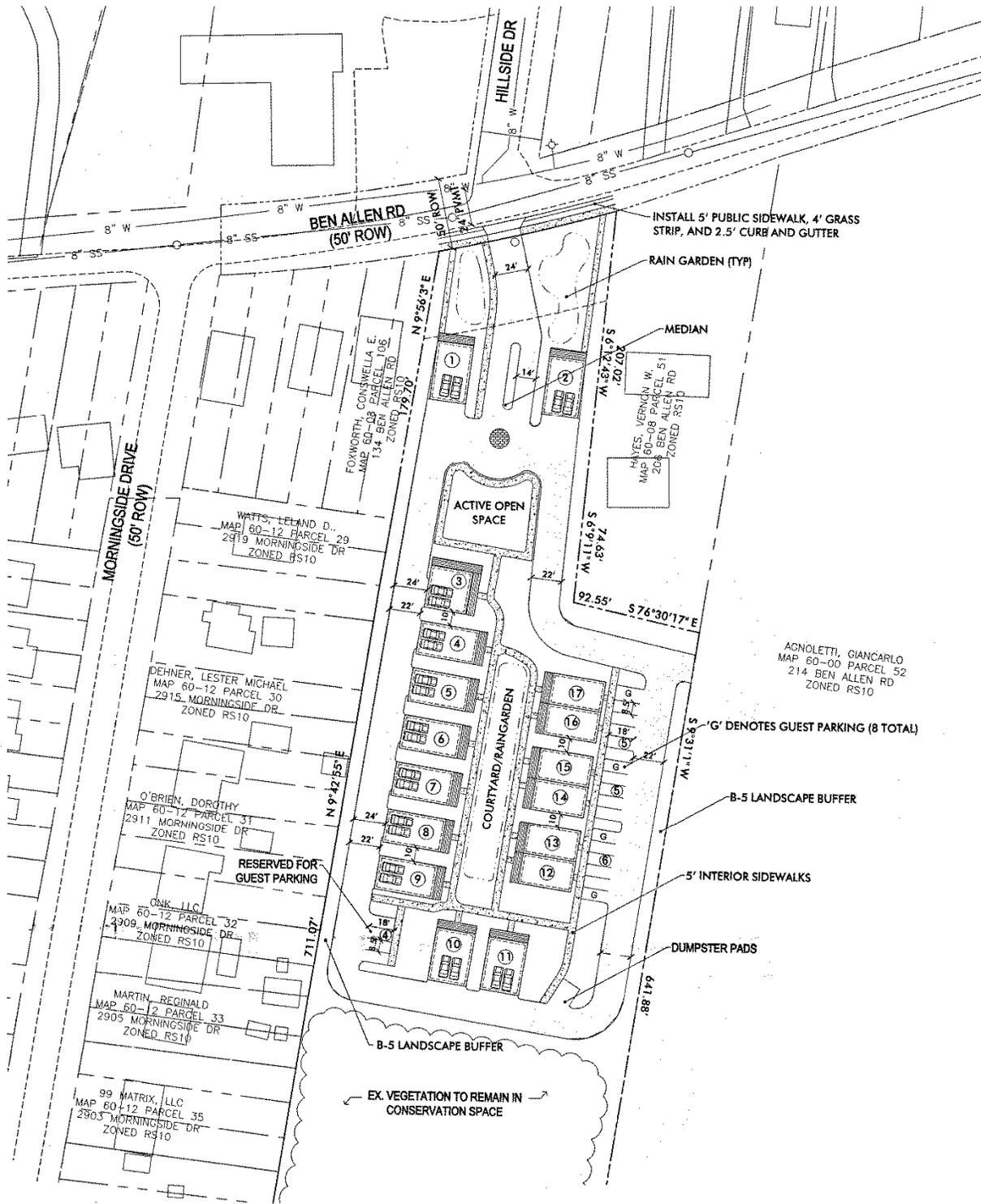
EAST NASHVILLE COMMUNITY PLAN

Current Policy

Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity.



Metro Planning Commission Meeting of 02/12/2015



Proposed Site Plan



Metro Planning Commission Meeting of 02/12/2015

The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.

DRAFT Preferred Future Policy

Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.

Consistent with Policy?

Yes, the SP is consistent with the Urban Neighborhood Evolving policy. The urban neighborhood evolving policy is intended to create neighborhoods that are compatible with the general character of urban neighborhoods in terms of its development pattern, building form, land use and the public realm while anticipating changes such as smaller lot sizes and additional density.

PLAN DETAILS

The site is located at 204 Ben Allen Road, east of Dickerson Pike. Surrounding zoning includes RS10 and CS, and the area is characterized by a variety of land uses. Access to the site is from one driveway proposed on Ben Allen Road which is to align with Hillside Drive to the north. The plan includes a future connection to the site located to the east.

Site Plan

The plan proposes 17 residential units and includes both attached and detached units. The maximum height for all units is 3 stories in 42'. Type B-5 landscape buffers are proposed along all property boundaries that are adjacent to existing residential. In addition, a significant vegetation conservation area is proposed at the rear of the site.

The overall site layout includes two units fronting Ben Allen Road and 15 units that are oriented toward an interior courtyard. The units oriented toward Ben Allen Road incorporate a contextual front setback to maintain the existing rhythm along the street. Architectural images have not been included with the preliminary SP. The SP, however, includes notes that address design considerations for the SP. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS and vinyl siding will not be permitted as building materials.

Parking is provided via a mixture of garages and surface parking and includes ample guest parking located behind Units 12-17 on the east side of the site. The SP is located about 900 feet from an existing bus stop for a line that runs along Dickerson Pike. There is not an existing sidewalk network in the area. The SP proposes to construct sidewalks along the Ben Allen Road frontage of the site, and interior sidewalks are provided throughout the site to connect the units to the proposed public sidewalk.



Metro Planning Commission Meeting of 02/12/2015

The plan provides approximately 1.71 acres of open space or 40% of the total site, including the entire south side of the property which is proposed to be “conservation space”.

ANALYSIS

The proposed SP is consistent with the Urban Neighborhood Evolving land use policy, and the plan meets two critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Fire Code issues for the structures will be addressed at permit application review. Radius on turns to meet the requirements of Appendix D of the 2006 IFC

STORMWATER RECOMMENDATION

Approve

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approve

- Approved as Prelim SP. Applicant will need to pay required Capacity Fees and have Approved Construction Plans before approval will be issued at the Final SP stage.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Coordinate stormwater outfall with MPW and Metro Stormwater to confirm no stormwater flow over the proposed public sidewalk, may require hard connection to the existing infrastructure with Final SP.
- If cross access is proposed to parcel 52, establish cross access agreement.

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)	4.18	4.35 D	18 U	173	14	19

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	4.18	-	17 U	138	13	15



Metro Planning Commission Meeting of 02/12/2015

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	- 1 U	-35	-1	-4

SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 2 Elementary 2 Middle 2 High
Projected student generation proposed SP-R district: 2 Elementary 1 Middle 1 High

The proposed SP-R zoning district would generate two fewer students than what is typically generated under the existing RS10 zoning district. Students would attend Chadwell Elementary School, Gra-Mar Middle School, and Maplewood High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

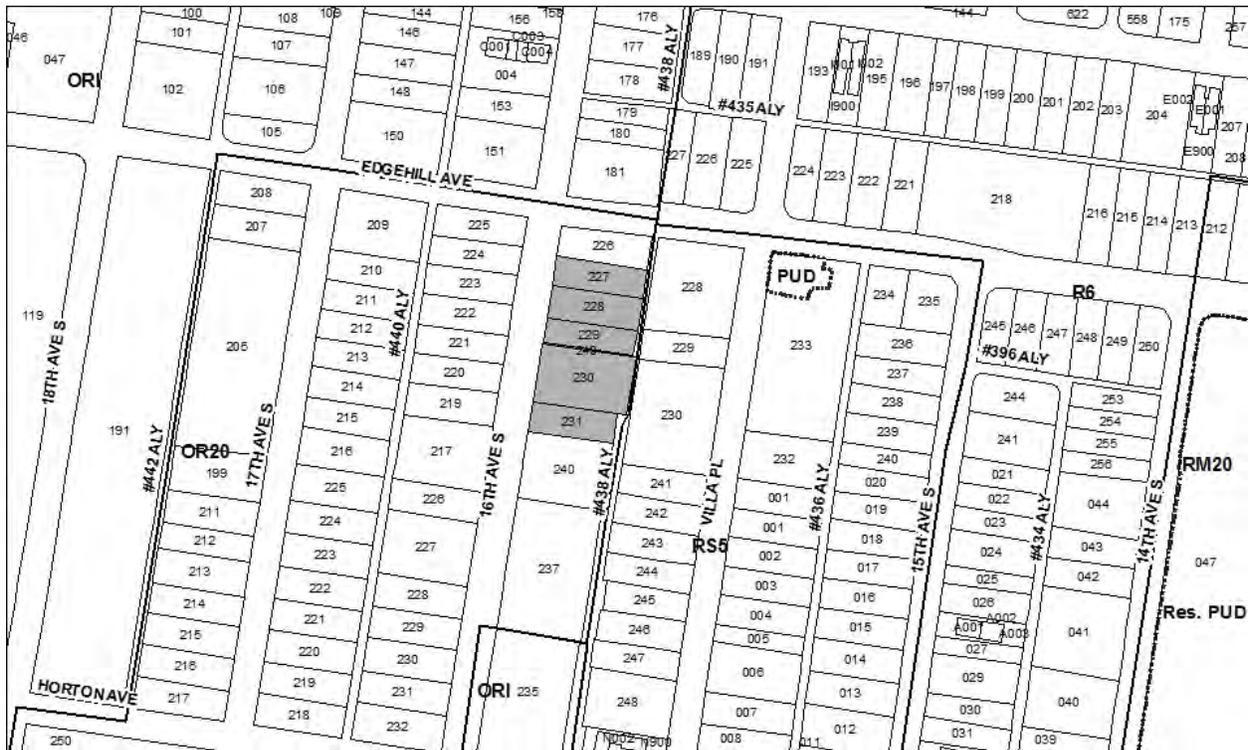
Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to 17 residential units.
2. 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 RM4 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. The final site plan shall include architectural elevations showing compliance with the design consideration as well as raised foundations of 18-36” for residential buildings
4. The final site plan shall label all internal driveways as “Private Driveways” and shall provide for a joint access easement to the property to the east. A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner’s Association.
5. The area labeled on the plan as Conservation Space shall remain undisturbed. Any proposals to substantially alter the plan (as determined by the Planning Commission) to disturb this area shall require Metro Council approval. This condition shall not prohibit maintenance of the designated Conservation Space.
6. 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.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



Metro Planning Commission Meeting of 02/12/2015



2015SP-007-001

16TH AVE. APARTMENTS

Map 104-04, Parcel(s) 227-231, 240

10, Green Hills - Midtown

17 (Sandra Moore)



Project No.	Zone Change 2015SP-007-001
Project Name	16th Avenue Apartments
Council District	17 – Moore
School District	5 – Kim
Requested by	Civil Site Design Group, PLLC, applicant; Gary Belz Family Limited Partnership and Bradley Daniel, owners.

Deferrals This request was deferred from the January 8, 2015, and the January 22, 2015, Planning Commission meeting.

Staff Reviewer Swaggart
Staff Recommendation *Approve with conditions and disapprove without all conditions.*

APPLICANT REQUEST

Preliminary SP to permit a mixed use development.

Preliminary SP

A request to rezone from Office/Residential (OR20) to Specific Plan – Mixed-Use (SP-MU) zoning for properties located at 1202, 1204, 1206, 1208 and 1212 16th Avenue South, and 16th Avenue South (unnumbered), approximately 80 south of Edgehill Avenue (0.99 acres), to permit a mixed-use development with a maximum of 135 residential units and office and retail uses.

Existing Zoning

Office/Residential is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. *The current OR20 zoning would permit a maximum of 19 units.*

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, office and retail uses.*

CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices
- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices

This area is located in Midtown and is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure, such as substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading or building new infrastructure. The request provides an additional housing option in the area. Additional housing options are important to serve a wide range of people with different housing needs. Also, the site is located in an area that employs a significant amount of people and will provide additional employment opportunities. Additional housing at this



Metro Planning Commission Meeting of 02/12/2015



Proposed Site Plan



Metro Planning Commission Meeting of 02/12/2015

location provides opportunities for people to live near where they work. This helps foster a vibrant, walkable mixed-use neighborhoods. This also helps support public transit. People living in more dense mixed-use areas are more likely to use public transit because every day services are located closer by and it can be more efficient than driving oneself.

GREENHILLS-MIDTOWN COMMUNITY PLAN

District – Office Concentration (D OC) policy is intended to preserve, enhance, and create Districts where office use is predominant and where opportunities for the addition of complementary uses are present. The development and redevelopment of such Districts occurs in a manner that is complementary of the varying character of surrounding communities as characterized by development patterns, building form, land use, and associated public realm.

DRAFT Preferred Future Policy

No changes are proposed.

Consistent with Policy?

Yes. In addition to office uses, the policy also supports residential uses and commercial uses. The area currently contains a variety of uses, including residential, office and commercial making it a vibrant mixed-use neighborhood. The proposed plan supports the mixed-use neighborhood character by maintaining the existing office capacity as well as providing additional housing. The design fosters an active pedestrian environment by providing a wide sidewalk and direct access to active uses at the street.

PLAN DETAILS

The approximately one acres site consists of six properties that are located on the east side of 16th Avenue South between Edgehill Avenue and Horton Avenue. All six properties are currently occupied with various commercial and/or residential buildings with the exception of one lot which contains surface parking. On-street parking and a bike lane is located along 16th Avenue South.

Site Plan

The plan calls for six story mixed-use building consisting of multi-family residential and commercial uses. The first floor consists of parking and commercial space. The commercial space is provided on the western perimeter (liner) of the building adjacent to 16th Avenue South. Office and retail uses are the only two commercial uses that would be permitted. As proposed the top four floors are for residential use and includes 135 units. Units consist of 115 single bedroom units and 20 two bed room units.

All required parking is to be located within a parking garage. The lower level of the garage is subgrade and the second level is located above ground. As proposed the number of parking spaces is consistent with current Metro Zoning Code requirements. Two points of vehicular ingress/egress are shown from 16th Avenue South. Access to solid waste and recycling is shown at the alley to the rear of the site. The plan calls for an eight foot wide sidewalk along 16th Avenue South.

Conceptual elevations have been provided. The plan also provides a list of acceptable materials, including brick, cast stone, stone, cultured stone, stucco, wood, metal, efis and cementitious siding. It prohibits vinyl siding. Signage must be consistent with Metro Zoning Code requirements for OR20-A.



Metro Planning Commission Meeting of 02/12/2015

ANALYSIS

The SP meets several critical planning goals and is consistent with the Office Concentration land use policy. Music Row is well known for its historical and present day music industry, but it is also a vibrant mixed use area that provides ample opportunity for live, work and play. It is a walkable neighborhood and is an integral part of Nashville. Maintaining these opportunities is very important as redevelopment occurs in the Music Row area. This development would provide residential as well as office and/or retail space. The building site currently contains several small office buildings. A condition of staff's recommendation is that the development provides an equal amount of nonresidential space, which would offset the office space that will be removed with this development.

It is important to note that while two points of vehicular access along 16th is not ideal, site constraints and the inability to widen the existing alley at Edgehill Avenue makes it less feasible to limit access to the alley or only permit one access point along 16th. Staff has worked with the applicant to offset some of the negative impacts vehicular access can have on the pedestrian realm. The plan calls for an eight foot wide sidewalk. The site contains several large magnolia trees closer to 16th. The building has been strategically located in an attempt to preserve the trees. It is much better to preserve the existing trees because they will provide more shade than what would be provided with new plantings. The plan also has standards for direct access to residential units as well as nonresidential units along 16th.

FIRE MARSHAL'S OFFICE

Approved with conditions

- Hydrants shall be located within 500' of all parts of every structure via approved hard-surfaced roads. Fire Code issues for the structures will be addressed at permit application review.

PUBLIC WORKS RECOMMENDATION

Conditions if approved

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

Traffic

1. In accordance with TIS findings the developer shall submit a pedestrian signal plan for metro traffic engineer approval and install pedestrian signals at 16th and Edgehill when approved.
2. Developer shall comply with the following TIS recommendations:
 - a. Each of the project accesses should be constructed to include one entering lane and one exiting lane, which will operate as a right out only since 16th Avenue, S. is one-way for northbound motorists. It is important to note that the analyses conducted for the purposes of this study indicate that turning movements into and out of the project site will operate well whether two accesses are provided, as planned, or just the southern project access is provided. However, at the intersection with Edgehill Road, the northbound vehicle queues on 16th Avenue, S. will likely require 200 feet of storage. If the northern project access is provided, motorists exiting the project site during the peak hours will likely require northbound motorists to create gaps in order to complete turns onto 16th Avenue, S.
 - b. Sight distance considerations are based on guidelines that are included in A Policy on Geometric Design of Highways and Streets, which is published by the American



Metro Planning Commission Meeting of 02/12/2015

Association of State Highway and Transportation Officials (AASHTO) and commonly known as The Green Book. Specifically, The Green Book indicates that for a speed of 35 mph, the minimum stopping sight distance is 250 feet. This is the distance that a motorist on 16th Avenue, S. will need to come to a stop if a vehicle turning from the project access creates a conflict. In the vicinity of the project site, 16th Avenue, S. is flat, and ample sight distance is available on 16th Avenue, S.

- c. An existing alley serves as the eastern boundary of the project site. Although no access to the proposed multi-family project is planned from the alley, the alley should be widened by four feet along the frontage of the project site in order to provide a total of 16 feet of pavement along this section of the alley.
- d. If the parking garages planned on the site will include gates, they should be provided at least 40 feet inside the garage to accommodate queued vehicles. Also, if a small amount of retail is ultimately provided in conjunction with the multi-family units, any public parking spaces should be separated either physically or with signage from the private parking spaces used by the residents.
- e. The site plan should identify parking areas for short-term deliveries and trash vehicles, as well as move-ins.
- f. It is important to note that 16th Avenue, S. currently includes sidewalks on both sides, a bicycle lane, and on-street parking. Since these networks are largely complete, no additions or modifications are recommended. However, the sidewalk and bicycle lane on the east side of 16th Avenue, S. should be maintained in conjunction with the proposed project in order to preserve the continuous paths, and the on-street parking should be retained to the extent possible. Also, it is important to note that there are existing crosswalks on the four legs of the signalized intersection of Edgell Avenue and 16th Avenue, S. However, no pedestrian signals are provided at this location. Finally, there are existing crosswalks on the four legs of the unsignalized intersection of Edgell Avenue and Villa Place.
- g. It is important to note that, currently, there is a bus stop on the east side of 16th Avenue, S., along the frontage of the project site. This bus stop should be retained in conjunction with the proposed project.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.99	20 D	19 U	239	14	29

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

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	-	135 U	942	70	92



Metro Planning Commission Meeting of 02/12/2015

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.99	-	7,500 SF	402	15	15

Traffic changes between maximum: **OR20** and **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 116 U	+1,105	+71	+78

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

METRO SCHOOL BOARD REPORT

**Projected student generation existing OR20 district: 0 Elementary 0 Middle 0 High
Projected student generation proposed SP-MR district: 0 Elementary 0 Middle 0 High**

The proposed SP-MR zoning district would not generate any additional students than what is typically generated under the existing OR20 zoning district. Students would attend Eakin Elementary, West End Middle School, and Hillsboro High School. There is no capacity for additional elementary and middle school students, but, there is additional capacity for high school students. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses shall be limited to multi-family residential, general office and retail.
2. The maximum number of residential is 135 units.
3. The final site plan shall include a minimum of 7,500 square feet of office and/or retail space and shall have direct access to 16th Avenue South.
4. The ceiling height for nonresidential uses on the first shall be at least 14 feet.
5. Office uses shall have direct access to 16th Avenue South Avenue.
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 OR20-A zoning district as of the date of the applicable request or application.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the



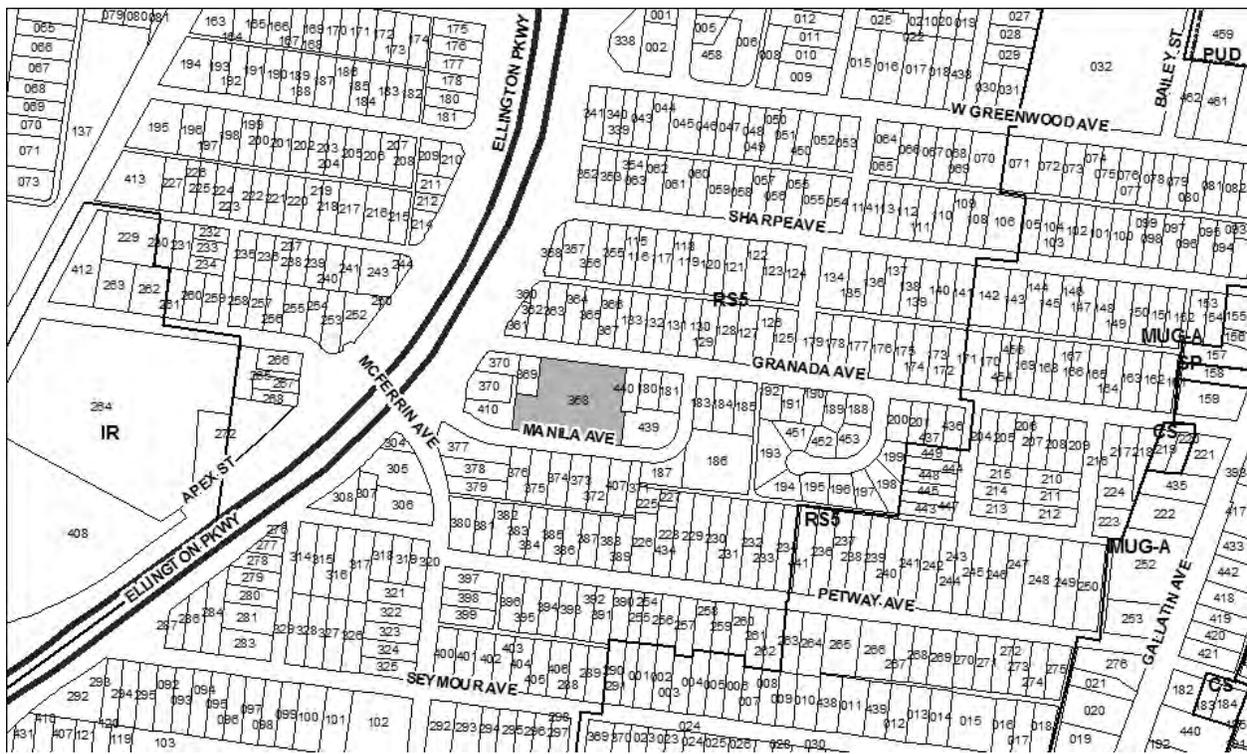
Metro Planning Commission Meeting of 02/12/2015

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.

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



Metro Planning Commission Meeting of 02/12/2015



2014S-151-001

JAMES BURNS, RESUB

Map 082-04, Parcel(s) 368

05, East Nashville

05 (Scott Davis)



Project No.	2014S-151-001
Project Name	James Burns, Resub
Council District	5 – S. Davis
School District	5 – Kim
Requested by	Campbell, McRae & Associates Surveying, Inc., applicant; D.J. Robertson, owner.
Deferrals	This case was deferred from the July 24, 2014, Planning Commission meeting.
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Create six lots.

Final Plat

A request for final plat approval to create six lots within the Greenwood Neighborhood Conservation Overlay District on property located at 909 Manila Avenue, approximately 235 feet east of Sharpe Avenue (1.36 acres), zoned Single-Family Residential (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 10 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed subdivision creates an opportunity for infill development in an area that is served by existing infrastructure.

PLAN DETAILS

The applicant requests final plat approval for a six lot subdivision of property located at 909 Manila Avenue. The proposed subdivision is considered an infill subdivision and also is located in the Greenwood Neighborhood Conservation Overlay. Therefore, the subdivision is reviewed against the criteria for determining compatibility for designated historic districts that is outlined in Section 3-5.4 of the Subdivision Regulations.

The existing lot is 1.36 acres is proposed to be subdivided into six lots with the following areas and street frontages:

- Lot 1: 6,670 Sq. Ft., (0.15 Acres), and 60.3 Ft. of frontage;
- Lot 2: 6,859 Sq. Ft., (0.16 Acres), and 60.3 Ft. of frontage.
- Lot 3: 7,011 Sq. Ft., (0.16 Acres), and 60.3 Ft. of frontage;
- Lot 4: 7,019 Sq. Ft., (0.16 Acres), and 60.3 Ft. of frontage.
- Lot 5: 20,242 Sq. Ft., (0.5 Acres), and 236.05 Ft. of frontage;
- Lot 6: 6,265 Sq. Ft., (0.14 Acres), and 60.55 Ft. of frontage.



Metro Planning Commission Meeting of 02/12/2015

The site is located on the north side of Manila Avenue and south side of Granada Avenue. Alley access is not available to the site, and all proposed lots have street frontage exceeding 50 ft. The existing house on Manila Avenue is to remain.

ANALYSIS

Lot Compatibility

Section 3-5.4 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within a designated historic district. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

Designated Historic Districts

The subject property is located within Greenwood Neighborhood Conservation Overlay which is a historic overlay district that has been adopted by Metro Council.

Zoning Code

All lots meet the minimum standards of the RS5 zoning district.

Historical Commission Recommendation

The Historical Commission has reviewed the subdivision and recommends approval with the condition that the final location and design of all buildings and appurtenances be approved by the Metro Historic Zoning Commission since the property is located within the Greenwood Neighborhood Conservation Overlay.

Agency Review

All reviewing agencies recommend approval.

FIRE MARSHAL RECOMMENDATION

N/A

HISTORICAL COMMISSION RECOMMENDATION

Approved with conditions

- Property is located within the Greenwood Neighborhood Conservation Zoning Overlay. MHZC recommends approval with the condition that the final location and design of all buildings and appurtenances be approved by the MHZC.

PUBLIC WORKS RECOMMENDATION

No exception taken

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approval is contingent on completion of construction of Metro Water Project # 14-SL-76. If applicant chooses to record the plat before this project is completed, than they must post a bond prior to recording.



Metro Planning Commission Meeting of 02/12/2015

STAFF RECOMMENDATION

Staff recommends approval with conditions as the Metro Historical Commission recommends approval and it is consistent with the Subdivision Regulations.

CONDITIONS (if approved)

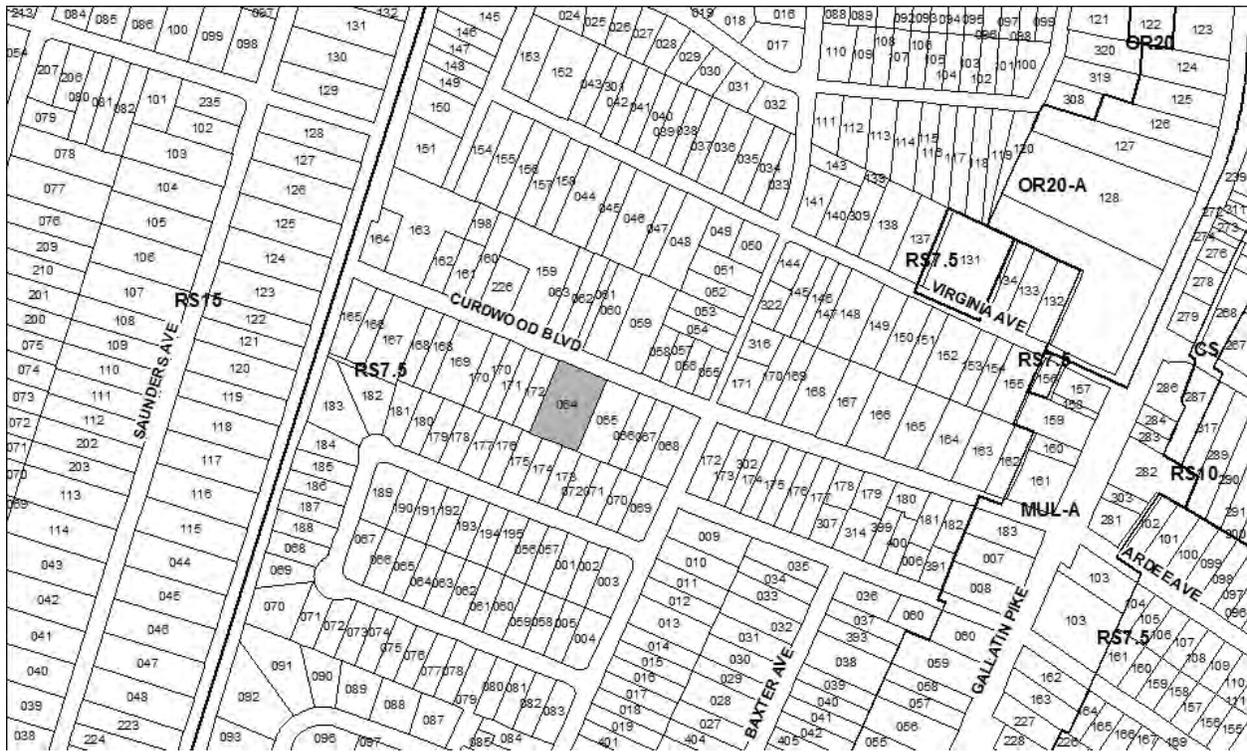
1. Approval is contingent on completion of construction of Metro Water Project # 14-SL-76. If applicant chooses to record the plat before this project is completed, than they must post a bond prior to recording.
2. Sidewalks are required along the Manila Avenue and Granada Avenue frontages of the proposed subdivision. The existing sidewalks along the Granada Avenue frontage shall be repaired and maintained. Also, prior to final plat recordation, one of the options must be chosen related to sidewalks required along Manila Avenue:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department, one additional lots will require a \$500.00 contribution to Pedestrian Benefit Zone 2-A.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department, or
 - e. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.



SEE NEXT PAGE



Metro Planning Commission Meeting of 02/12/2015



2015S-008-001
920 CURDWOOD BOULEVARD
Map 061-11, Parcel(s) 064
05, East Nashville
08 (Karen Bennett)



Project No. 2015S-008-001
Project Name 920 Curdwood Boulevard
Council District 8- Bennett
School District 3- Speering
Requested by Harrah & Associates, applicant; Robert Scraggs, owner.

Deferral This request was deferred at the January 8, 2015, Planning Commission meeting.

Staff Reviewer Deus
Staff Recommendation *Defer to the February 26, 2015, Planning Commission meeting if a recommendation of approval is not received from Water Services prior to meeting. If a recommendation of approval is received, staff recommends approval with conditions.*

APPLICANT REQUEST

Create three lots.

Final Plat

A request for final plat approval to create three lots on property located at 920 Curdwood Boulevard, approximately 300 feet west of Burrus Street, (0.76 acres), zoned Single Family Residential (RS7.5).

Existing Zoning

Single Family Residential (RS7.5) requires a minimum of 7,500 square foot lot and is intended for single family detached dwellings at a density of 4.41 dwelling units per acre.

CRITICAL PLANNING GOALS

- Supports Infill Development

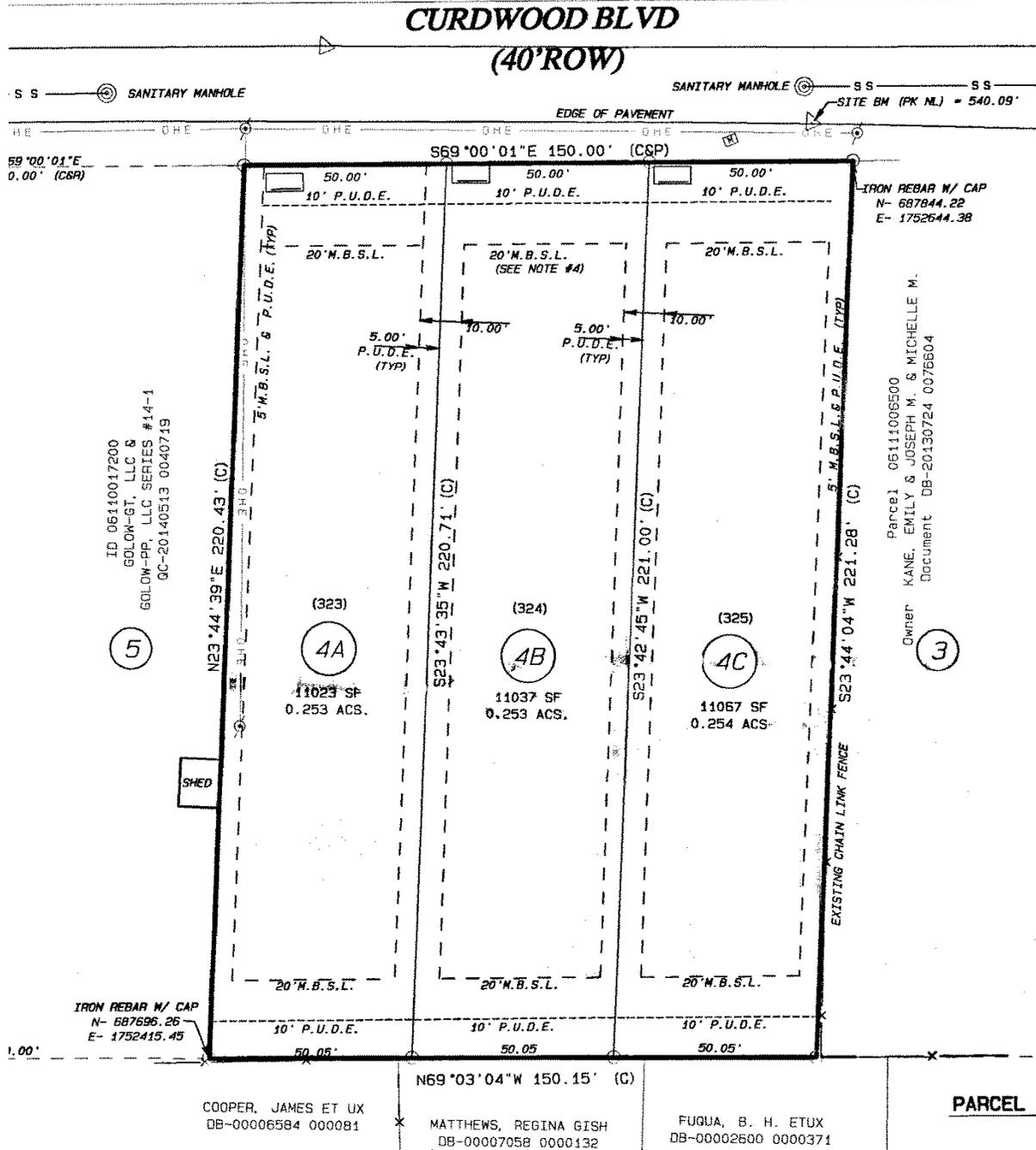
This planning initiative directs development towards areas where infrastructure is already existing (i.e. sewer lines, roads), as opposed to where there are not adequate public facilities. This reduces the service constraints placed on Metro’s resources. Infill Development also utilizes urban land supply that currently may be underutilized and discourages sprawl.

PLAN DETAILS

The applicant has requested final plat approval to create three lots where only one lot currently exists. The property is considered an infill subdivision under Section 3.5 of the Subdivision Regulations and must comply with the criteria for determining lot compatibility in Neighborhood Maintenance area.



Metro Planning Commission Meeting of 02/12/2015



Proposed Subdivision



Metro Planning Commission Meeting of 02/12/2015

The existing lot is currently 33,127 square feet or 0.76 acres with a 150 foot frontage. The proposed lots are:

- 11,023 SF or 0.253 acres,
- 11,037 SF or 0.253 acres and
- 11,067 SF or 0.254 acres.

Each proposed lot would have 50 ft. of frontage.

ANALYSIS

The proposed lots are consistent with Section 3-5.2 of the Subdivision Regulations.

Community Character

1. Lot frontage is equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater.

Frontage Analysis	
Proposed Lots	50.00'
70 % Average	45.26'
Smallest Surrounding Parcel	50.00'

2. Lot size is equal to or greater than 70% of the lot size of the average size or surrounding parcels or equal to or larger than the smallest surrounding lot, whichever is greater.

Lot 4A Size Analysis	
Proposed	11,023 SF
70% Average	9,922 SF
Smallest Surrounding Parcel	10,908 SF

Lot 4B Size Analysis	
Proposed	11,037 SF
70% Average	9,922 SF
Smallest Surrounding Parcel	10,908 SF

Lot 4C Size Analysis	
Proposed	11,067 SF
70% Average	9,922 SF
Smallest Surrounding Parcel	10,908 SF

3. The street setback required by the Zoning Code will be consistent with the surrounding homes. A no parking zone has been added between Curdwood Boulevard and the setback.
4. All proposed lots are oriented towards Curdwood Boulevard, consistent with the surrounding parcels.

FIRE MARSHAL RECOMMENDATION

N/A



Metro Planning Commission Meeting of 02/12/2015

PUBLIC WORKS RECOMMENDATION

No Exception Taken

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Returned

Public sewer construction plans for the subject case have just been submitted the last week of January 2015. Once they have been approved, we can accurately review the plat. If not done so already, the applicant must pay the required capacity fees before the plat can be approved.

STAFF RECOMMENDATION

Staff recommends deferral to the February 26, 2015, Planning Commission meeting if a recommendation of approval is not received from Water Services prior to meeting. If a recommendation of approval is received, staff recommends approval with conditions.

CONDITIONS (if approved)

1. Construction is limited to 2 stories in 35 feet to roofline.
2. Prior to recordation, a no parking zone shall be added to the plat between Curdwood Boulevard and the street setbacks determined by the Zoning Administrator.
3. Prior to recordation, remove setbacks shown on the plat and add a note that says: "Setbacks per Metro Zoning Code."
4. Existing structures shall be demolished prior to plat recordation.
5. Sidewalks are required along Curdwood Boulevard. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department. The rate of \$96 per linear foot of total frontage area will require a \$14,400.00 contribution to Pedestrian Benefit Zone 4.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department, or
 - e. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.

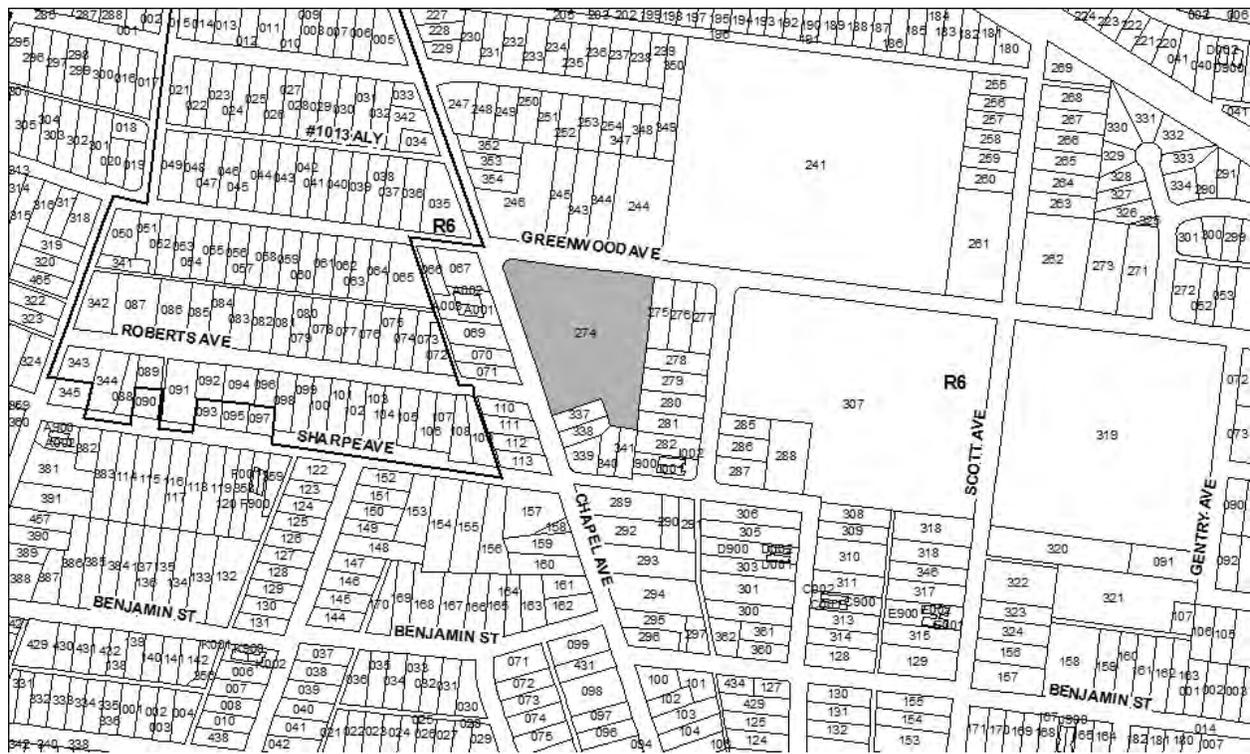


COMMUNITY PLAN POLICY CHANGES and ASSOCIATED CASE

- **Plan Amendment**
- **Specific Plan**



Metro Planning Commission Meeting of 02/12/2015



2015CP-005-002

EAST NASHVILLE COMMUNITY PLAN

Map 083-02, Parcel(s) 274

05, East Nashville

06 (Peter Westerholm)



Project No.	Major Plan Amendment 2015CP-005-002
Project Name	East Nashville Plan Amendment
Council District	6 – Westerholm
School District	5 – Kim
Requested by	Dale and Associates, applicant; Greenwood Villages, LLC, owner.
Staff Reviewer	Wood
Staff Recommendation	<i>Defer to the March 12, 2015, Planning Commission meeting.</i>

APPLICANT REQUEST

Change the policy from Urban Neighborhood Maintenance to Urban Neighborhood Center.

Major Plan Amendment

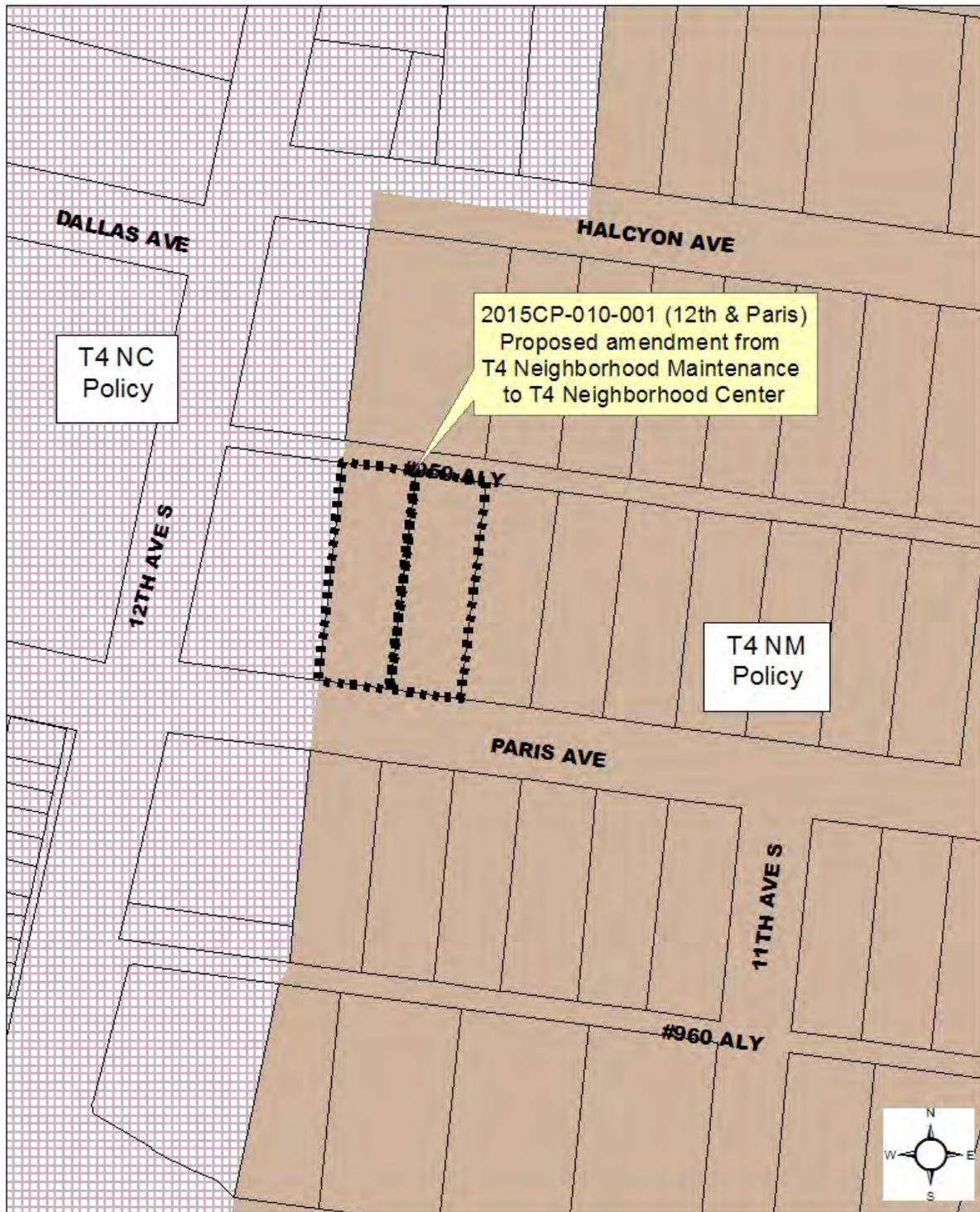
A request to amend the East Nashville Community Plan: 2006 Update by changing the Community Character Policy from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Center for property located at 1716 Greenwood Avenue, located at the southeast corner of Greenwood Avenue and Chapel Avenue.

STAFF RECOMMENDATION

Staff recommends deferral to the March 12, 2015, Planning Commission meeting.



Metro Planning Commission Meeting of 02/12/2015



2015CP-010-001 GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT

Map 118-01, Parcel 163 and Parcel 164
Green Hills-Midtown
17 – Sandra Moore



Project No.	Major Plan Amendment 2015CP-010-001
Project Name	Green Hills-Midtown Community Plan: 2005 Update – Paris Avenue
Associated Case	2014SP-089-001
Council District	17 – Moore
School District	8 – Pierce
Requested by	Civil Site Design Group, applicant; 1221 Partners, LLC, owner.
Staff Reviewer	McCaig
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST

Change the policy from Urban Neighborhood Maintenance (residential) to Urban Neighborhood Center (mixture of uses at a neighborhood-scale).

Major Plan Amendment

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character policy from Urban Neighborhood Maintenance policy to Urban Neighborhood Center policy for two properties located on Paris Avenue (unnumbered), approximately 140 feet east of 12th Avenue South (0.34 acres).

CRITICAL PLANNING GOALS

N/A

GREEN HILLS-MIDTOWN COMMUNITY PLAN

Current Policy

Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of existing urban neighborhoods as characterized by their development pattern, building form, primarily residential land use and associated public realm. 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, in terms of its development pattern, building form, land use, and the public realm. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

DRAFT Preferred Future Policy

No changes proposed.

Requested Policy

Urban Neighborhood Center (T4 NC) policy is intended to preserve, enhance, and create urban neighborhood centers that fit in with the general character of urban neighborhoods. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity. T4 NC areas are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and civic and public benefit uses.



Metro Planning Commission Meeting of 02/12/2015

BACKGROUND

The properties on Paris Avenue have been residentially zoned for decades and currently are vacant with a driveway and informal parking area. The property owners would like to continue their development along 12th Avenue South onto these two parcels.

The Green-Hills Midtown Community Plan was last updated in 2005. However, a more specific planning study created the 12th Avenue South Corridor Detailed Neighborhood Design Plan in 2008. The overarching goal of the design plan is to maintain the corridor as a livable and walkable community by providing a well-balanced mix of housing, neighborhood-scaled businesses, real transportation options, easily accessible open spaces, employment and social services, and civic and cultural opportunities. Off the 12th Avenue corridor, the design plan highlights the importance of preserving the existing housing stock and single-family residential character of the immediately adjacent residential area. The design plan accommodates additional housing types by allowing them along the corridor itself. This provides additional housing choices but also helps to preserve the existing single-family housing in the area.

COMMUNITY PARTICIPATION

Community Meeting Notices were mailed out to property owners within 1,300 feet on November 21, 2014.

A community meeting was held on December 4, 2014, to discuss the three plan amendment requests and associated rezoning requests currently active in the area. Approximately 55 people attended the meeting, in addition to the applicants and the area councilmember. Several attendees voiced concerns and left written comments regarding this proposal. Attendees were mainly concerned that the proposed amendment and rezoning, if approved, would:

- allow commercial to intrude into the adjacent residentially-zoned single-family neighborhood;
- set a precedent for other businesses to expand into residential areas in other locations along the 12th Avenue South corridor;
- continue growth of the center, increase the volume of businesses into the residential area, and push the center's scale beyond that of just serving the immediate neighborhood;
- allow a parking structure that is out of character with the adjacent and surrounding single-family homes;
- allow the introduction of parking garages in the neighborhood center area that may foster additional business intensification and expansion and push the center's scale beyond serving the immediate neighborhood by building taller parking structures; and
- result in the loss of residential zoning in a desirable area to live.

Several attendees discussed how the current, limited amount of available surface parking along 12th Avenue South in turn helps limit the intensity and scale of uses along the corridor. Some attendees thought that the proposed development might be acceptable if the parking structure was removed and only a limited amount of surface parking was created. However, they still remained concerned about the precedent it would set for future commercial encroachment into the adjacent residential area and the implications for increasing the center's scale beyond that of serving the neighborhood.

The applicant has continued to meet with the community to address concerns. However, the concerns listed above still remain.



Metro Planning Commission Meeting of 02/12/2015

In January, Public Hearing Notices were mailed out to property owners within 1,300 feet prior to the MPC Public Hearing. Local neighborhood associations were also notified of both the community meeting and the public hearing. Copies of the notices were also placed on the Planning Department website.

ANALYSIS

Currently, the lots contain a driveway with an informal parking area. While the proposed request may seem minimal, there are factors that cause concern. To the east, north and south is an established single-family residential area. Additional housing is in great demand in the 12South area, and the neighborhood is extremely concerned about commercial continuing to intrude into the residential area and the potential loss of the existing single-family housing stock and character over time.

The area, including the two properties involved in the current plan amendment and rezoning request, remained in residential policy with the community plan update in 2005. In 2008, more detailed planning took place in the 12South area, and, again, the properties were included in the policy for the established residential area. Today, the two properties remain in residential policy as part of the NashvilleNext analysis and study. The 12South area continues to be a desirable location with growth and development pressures. At present, staff is reviewing three plan amendments and associated rezoning requests within an area of a few blocks along the 12th Avenue South corridor.

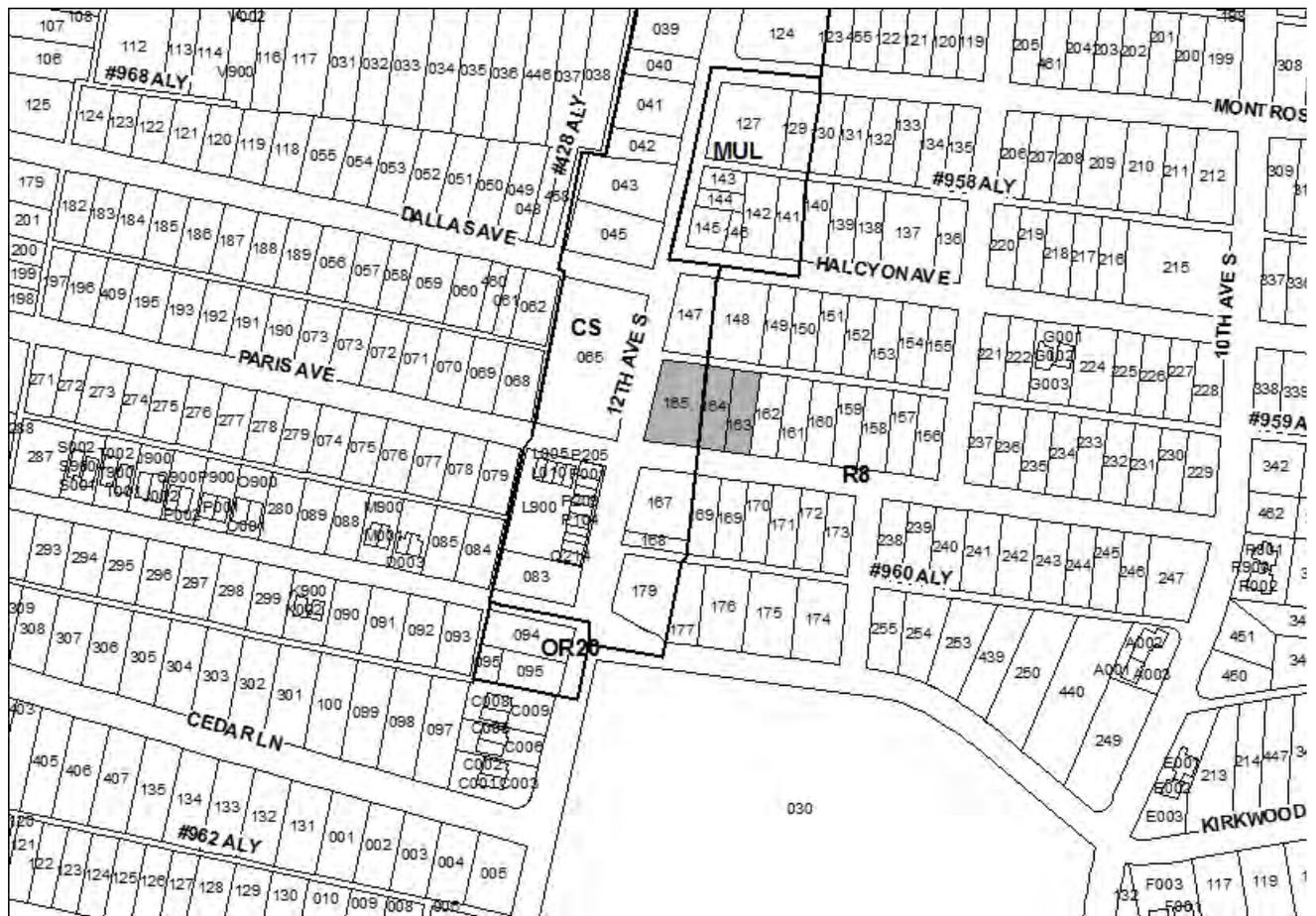
The 12th Avenue South corridor is envisioned as a neighborhood-scaled center. Approving this plan amendment at this time may create negative implications for other properties in the area. Without a clearly defined boundary to limit any commercial expansion, the potential exists for fragmented business expansion into the adjacent residential neighborhoods. Additional concerns are raised by introducing a parking garage element into a small-scale neighborhood center and the precedent that it would set for other businesses to intensify and meet their parking needs through building taller parking garages.

STAFF RECOMMENDATION

Staff recommends disapproval of the amendment application because of concerns regarding the intensification of this area beyond the scale of a neighborhood center, commercial encroachment into the residential area, the introduction of parking structures in a small-scale center, the precedent that approving this application would set for additional commercial encroachment into residential areas adjacent to the 12th Avenue South Corridor, and the loss of residentially-zoned properties.



Metro Planning Commission Meeting of 02/12/2015



2014SP-089-001
12TH & PARIS
Map 118-01, Parcel(s) 163-165
10, Green Hills - Midtown
17 (Sandra Moore)



Project No.	2014SP-089-001
Project Name	12th & Paris
Associated Case	2015CP-010-001
Council District	17 - Moore
School District	8 - Pierce
Requested by	Civil Site Design Group, applicant; 1221 Partners, LLC, owner.
Staff Reviewer	Milligan
Staff Recommendation	<i>Disapprove.</i>

APPLICANT REQUEST

Preliminary SP to permit mixed-use development.

Preliminary SP

A request to rezone from Commercial Services (CS) and One and Two-Family Residential (R8) to Specific Plan-Mixed Use (SP-MU) for properties located at 2814 12th Avenue South and Paris Avenue (unnumbered) to permit a mixed-use development.

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 1 lot with 1 duplex lot for a total of 2 units.*

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

GREEN HILLS MIDTOWN COMMUNITY PLAN

Current Policy

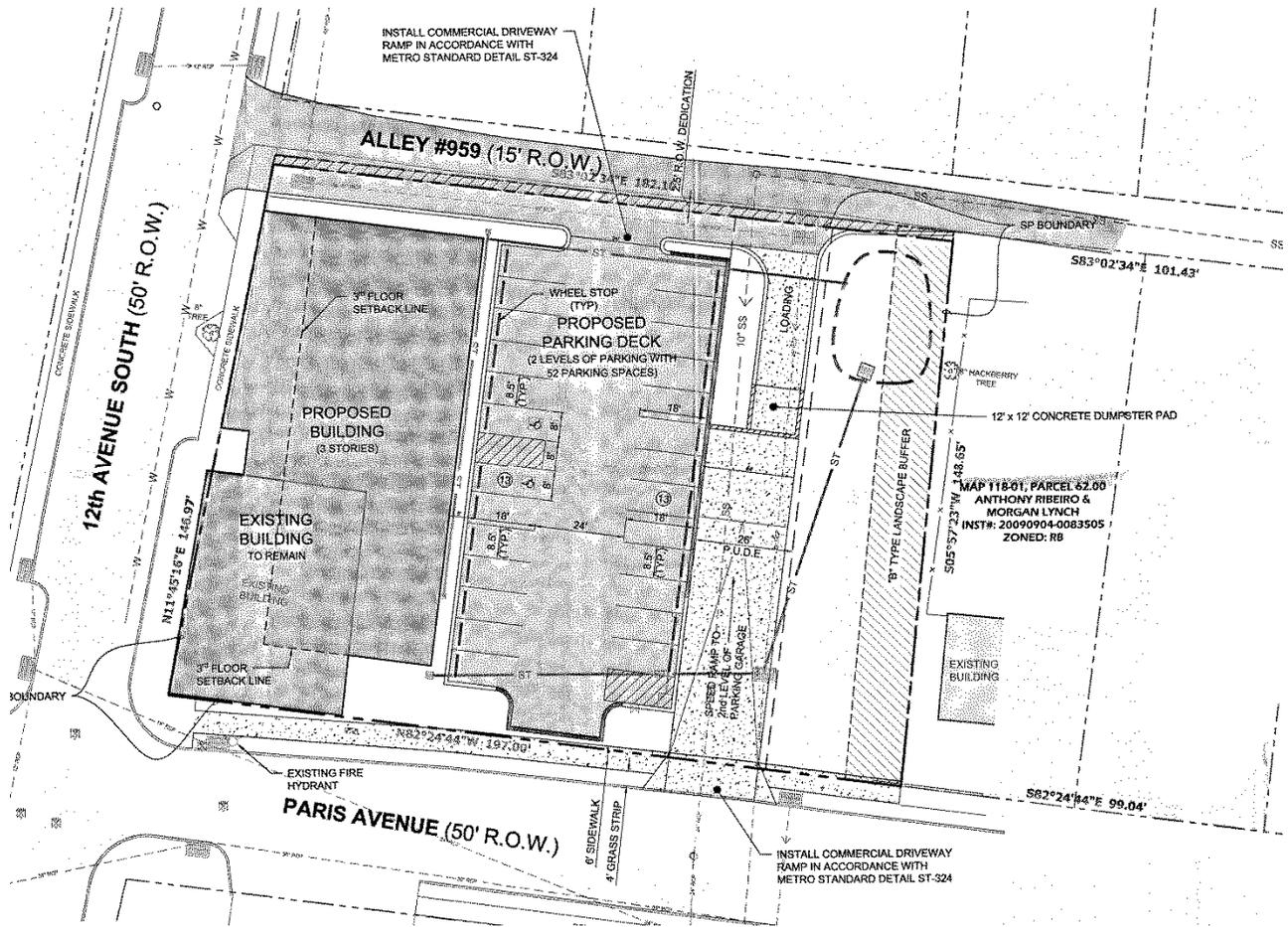
T4 Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

DRAFT Preferred Future Policy

No changes proposed.



Metro Planning Commission Meeting of 02/12/2015



Proposed Site Plan



Metro Planning Commission Meeting of 02/12/2015

Proposed Policy

T4 Urban Neighborhood Center (T4 NC) is intended to preserve, enhance, and create urban neighborhood centers that are compatible with the general character of urban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Neighborhood Centers are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, civic and public benefit land uses, with residential only present in mixed use buildings. T4 Urban Neighborhood Centers serve urban neighborhoods within a 5 minute walk.

Consistent with Policy?

The proposed development is not consistent with the current policy or the draft preferred future policy. Staff is recommending disapproval of the requested policy change due to concerns including the loss of residential property, commercial encroachment into a residential area, and the precedent set for additional commercial encroachment into residential areas along the 12th Avenue South corridor. Please see the staff report for 2015CP-010-001 for additional information.

PLAN DETAILS

The site is located at 2814 12th Avenue South and Paris Avenue (unnumbered) at the northeast corner of 12th Avenue South and Paris Avenue. The site is approximately 0.63 acres in size. There is currently an existing commercial building fronting on 12th Avenue South and the remainder of the property is used for parking or is vacant.

Site Plan

The plan proposes to keep the existing building that is located at the corner of 12th Avenue South and Paris Avenue and to add a building around and over the existing building. The existing building is a 1-story commercial building. The addition is proposed to include retail on the 1st floor, office on the 2nd floor and 4 multi-family residential units on the 3rd floor. The maximum height of the building is 3 stories. There is a stepback for the 3rd floor from both 12th Avenue South and Paris Avenue.

A 2 level parking structure is proposed behind the three story building. The structure will have 1 level of parking at street level and 1 level below street level. Buffering and screening is being provided where the parking structure abuts existing residential properties. A knee wall and landscaping is being proposed adjacent to Paris Avenue to screen the parking area. The applicant moved the parking structure closer to 12th Avenue South with the resubmitted plan.

Access to the parking structure is proposed from Paris Avenue and from the existing alley to the north of the property. A 4' planting strip and 6' sidewalk is being proposed along the Paris Avenue frontage. The Major and Collector Street Plan requires a 12' sidewalk along 12th Avenue South, which is not being provided. Staff recommends that, if approved, a condition be added to comply with the Major and Collector Street Plan along the portion of the frontage where the new building is being added.

ANALYSIS

The applicant is requesting an amendment to the Community Plan for the area to T4 Urban Community Center. Staff is recommending that the requested amendment be disapproved. The



Metro Planning Commission Meeting of 02/12/2015

current policy, as well as the draft preferred future policy for the two lots on Paris Avenue, is T4 Urban Neighborhood Maintenance. A rezoning to allow for a parking structure is not consistent with the existing or preferred future policy. Staff finds that the rezoning is not consistent with the policy and the Detailed Neighborhood Design Plan for the area to expand non-residential uses further into the established and stable residential area. Even though steps have been taken by the developer to lessen the impact of the parking structure, allowing for commercial zoning to encroach into the residential neighborhood is inappropriate. Staff recommends that the residential area be protected from further commercial encroachment and adding property to the Neighborhood Center policy area would create a commercial area that is beyond the scale of a neighborhood center.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

1. Fire Code issues for the structures will be addressed at permit application review.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

PUBLIC WORKS RECOMMENDATION

No exception taken

1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.29	0.6 F	7,579 SF	362	14	40

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.34	5.44 D	2 U*	20	2	3

*Based on one two-family lot.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.63	-	7,000 SF	338	13	39



Metro Planning Commission Meeting of 02/12/2015

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.63	-	14,000 SF	294	39	95

Traffic changes between maximum: **CS** and **R8** and **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+250	+36	+91

METRO SCHOOL BOARD REPORT

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

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

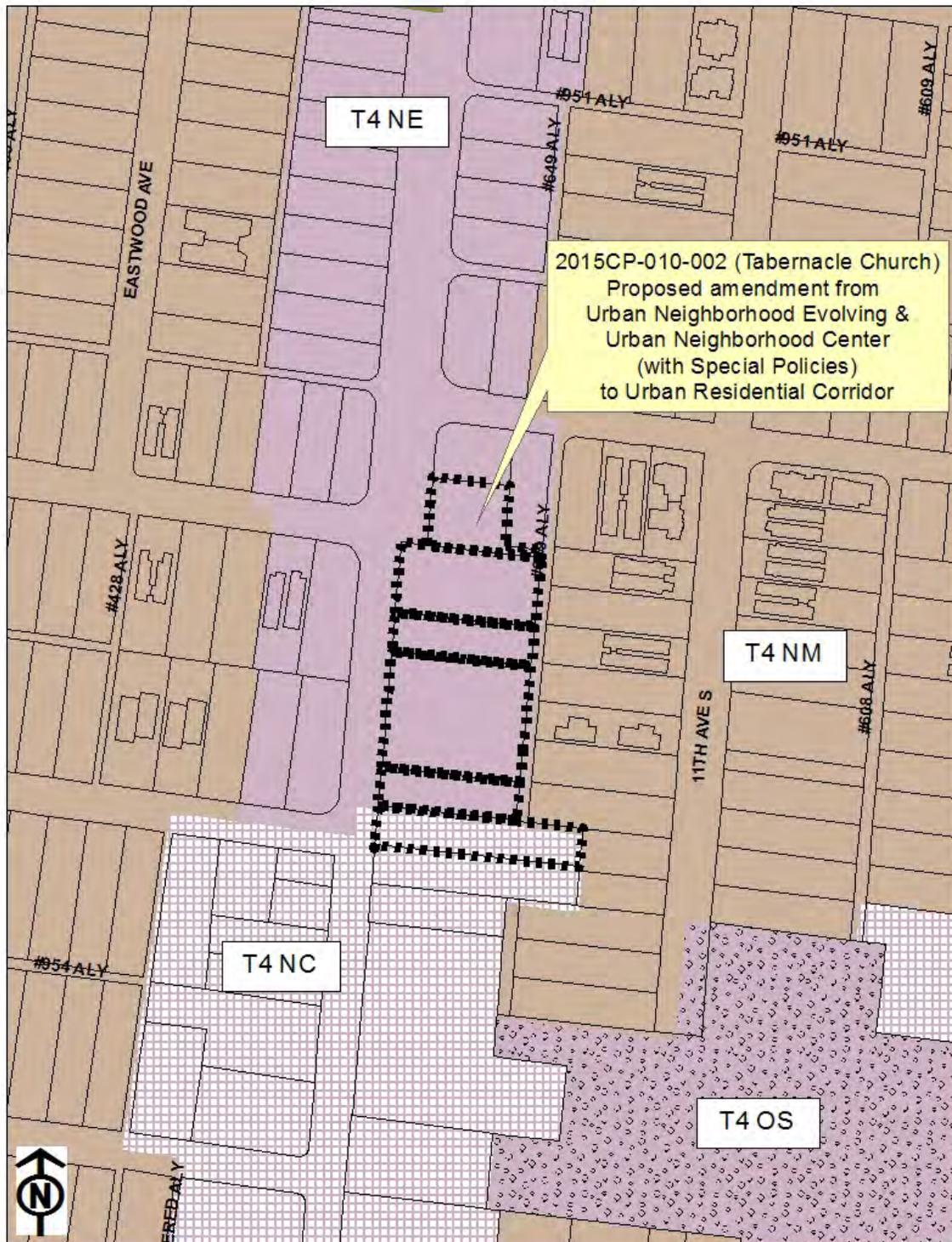
The proposed SP-MU zoning district will not generate any additional students than the existing zoning.

STAFF RECOMMENDATION

Staff recommends disapproval. Staff does not find that the requested zoning is consistent with the existing policy or draft preferred future policy for the area as well as the recommendations of the Detailed Neighborhood Design Plan.



Metro Planning Commission Meeting of 02/12/2015



2015CP-010-002 GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT

Map 105-13, Parcels 198, 200-203, and 420
Green Hills-Midtown
17 – Sandra Moore



Project No.	Minor Plan Amendment 2015CP-010-002
Project Name	Green Hills-Midtown Community Plan: 2005 Update – Bristol 12 South
Associated Case	2015SP-010-001
Council District	17 – Moore
School District	8 – Pierce
Requested by	Littlejohn Engineering Associates, applicant; Tabernacle Baptist Church, owner.
Staff Reviewer	McCaig
Staff Recommendation	<i>Defer to the February 26, 2015, Planning Commission meeting.</i>

APPLICANT REQUEST

Change the policy from Urban Neighborhood Evolving and Urban Neighborhood Center to Urban Residential Corridor and remove a Special Policy from the 12th Avenue South Corridor Detailed Neighborhood Design Plan.

Minor Plan Amendment

A request to amend the *12th Avenue South Corridor Detailed Neighborhood Design Plan* element of the *Green Hills-Midtown Community Plan: 2005 Update* by changing the Community Character policy from Urban Neighborhood Evolving policy and Urban Neighborhood Center policy with Special Policies to Urban Residential Corridor policy for property located at 2206, 2208, 2212, 2214, 2218, and 2220 12th Avenue South, approximately 140 feet east of 12th Avenue South, (1.87 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 26, 2015, meeting at the request of the applicant.



Metro Planning Commission Meeting of 02/12/2015



2015SP-010-001

BRISTOL 12 SOUTH

Map 105-13, Parcel(s) 198, 200-203, 420

10, Green Hills - Midtown

17 (Sandra Moore)



Project No. 2015SP-010-001
Project Name Bristol 12 South
Associated Case 2015CP-010-002
Council District 17 - Moore
School District 8 - Pierce
Requested by Littlejohn Engineering Associates, applicant; Tabernacle Baptist Church, owner.

Staff Reviewer Milligan
Staff Recommendation *Defer to the February 26, 2015, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit a multi-family residential development.

Preliminary SP

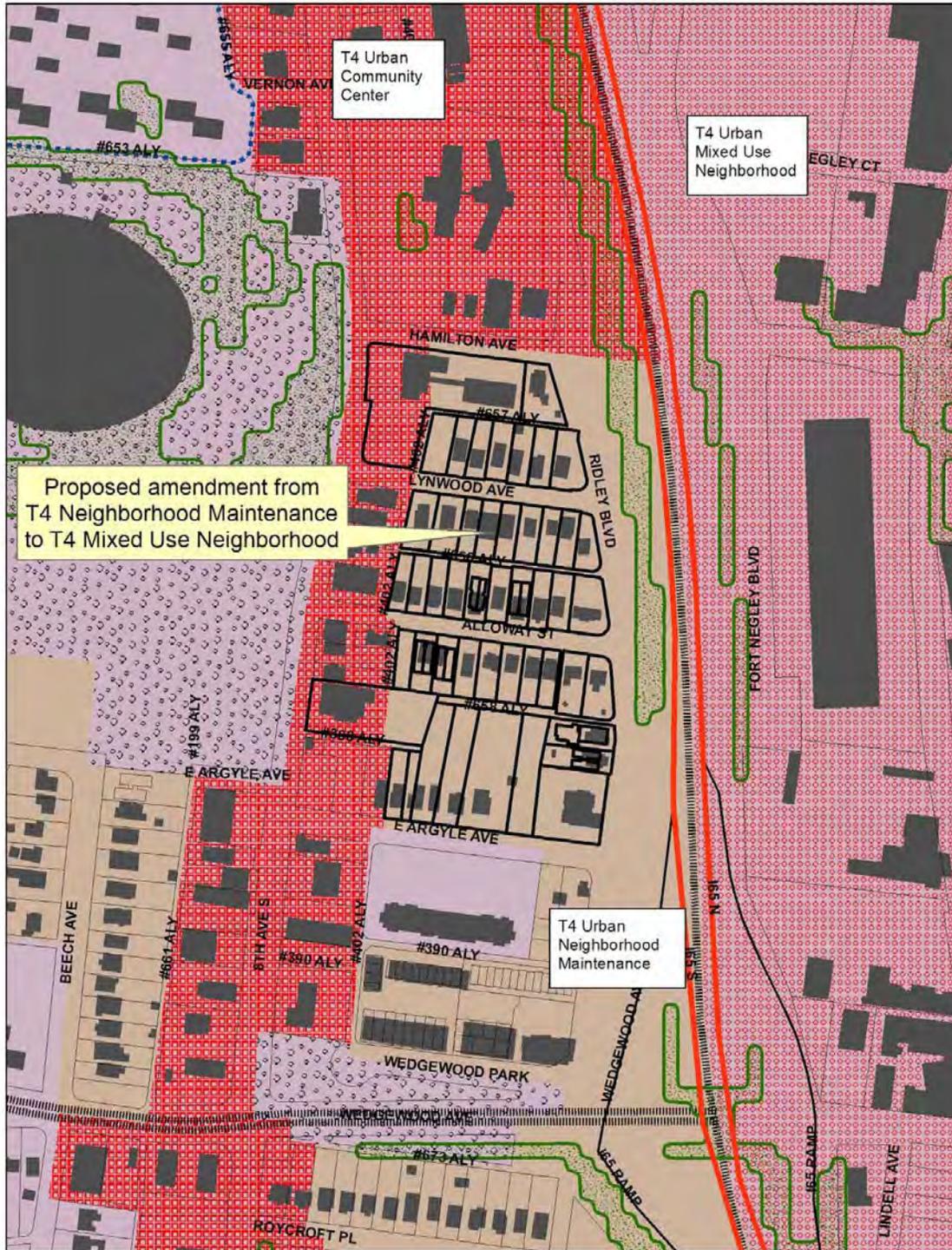
A request to rezone from Commercial Services (CS) and One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) for properties located at 2206, 2208, 2212, 2214, 2218, and 2220 12th Avenue South, to permit a multi-family residential development.

STAFF RECOMMENDATION

Staff recommends deferral to the February 26, 2015, meeting at the request of the applicant.



Metro Planning Commission Meeting of 02/12/2015



2015CP-010-003
GREEN HILLS MIDTOWN PLAN AMENDMENT
Map Various, Parcels Various
10, Green Hills - Midtown
17 (Sandra Moore)



Project No.	2015CP-010-003
Project Name	<i>Green Hills/Midtown Community Plan: 2005 Update – Plan Amendment</i>
Associated Case	N/A
Council District	17 –Moore
School Districts	5 –Kim
Requested by	John Root, applicant; various property owners.
Staff Reviewer	McCullough
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Amend the Green Hills-Midtown Community Plan: 2005 Update by changing the Community Character Policy from a T4 Urban Neighborhood Maintenance (established residential) to T4 Urban Mixed Use (higher-intensity mix of uses)

Plan Amendment

A request by the applicant to amend the Green Hills-Midtown Community Plan: 2005 Update by changing the Community Character Policy from a T4 Urban Neighborhood Maintenance policy to a T4 Urban Mixed Use policy for properties located at east of 8th Avenue South between Hamilton Avenue, E. Argyle Avenue and Ridley Boulevard.

GREEN HILLS/MIDTOWN COMMUNITY PLAN

Current Land Use Policy

Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, primarily residential land use and associated public realm. 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, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

DRAFT Preferred Future Policy

Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, primarily residential land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.

Proposed Land Use Policy

Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of



Metro Planning Commission Meeting of 02/12/2015

commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

BACKGROUND

The properties are bordered by 8th Avenue to the west, Ridley Avenue to the east, Hamilton Avenue on the north, and E. Argyle Avenue to the south. The area is essentially three streets, each one block in length, of primarily residential development, located between the predominately commercial 8th Avenue and Interstate 65. Ridley Avenue is parallel to Interstate 65. Hamilton Avenue is the last connection over Interstate 65 to the east, heading south on 8th Avenue until Wedgewood Avenue.

This area, which is zoned R6, is part of the Edgehill Detailed Neighborhood Design Plan (DNDP). While this document expresses a need to conserve existing housing and residential areas, there are no special policies or other notes related to this relatively small area of residential area. The focus of maintaining residential development patterns is on neighborhoods to the west of 8th Avenue South.

The property immediately south of the proposed amendment area has the policy of Urban Neighborhood Maintenance (Argyle Avenue Senior Apartments, 755 East Argyle Avenue), while properties further south (along Wedgewood Avenue) have been developed into three large scale (4 and 5 story) condo developments since the adoption of this community plan.

COMMUNITY PARTICIPATION

A community meeting was held by the Planning Department on January 26, 2015. It was attended by three people from the surrounding neighborhood.

ANALYSIS

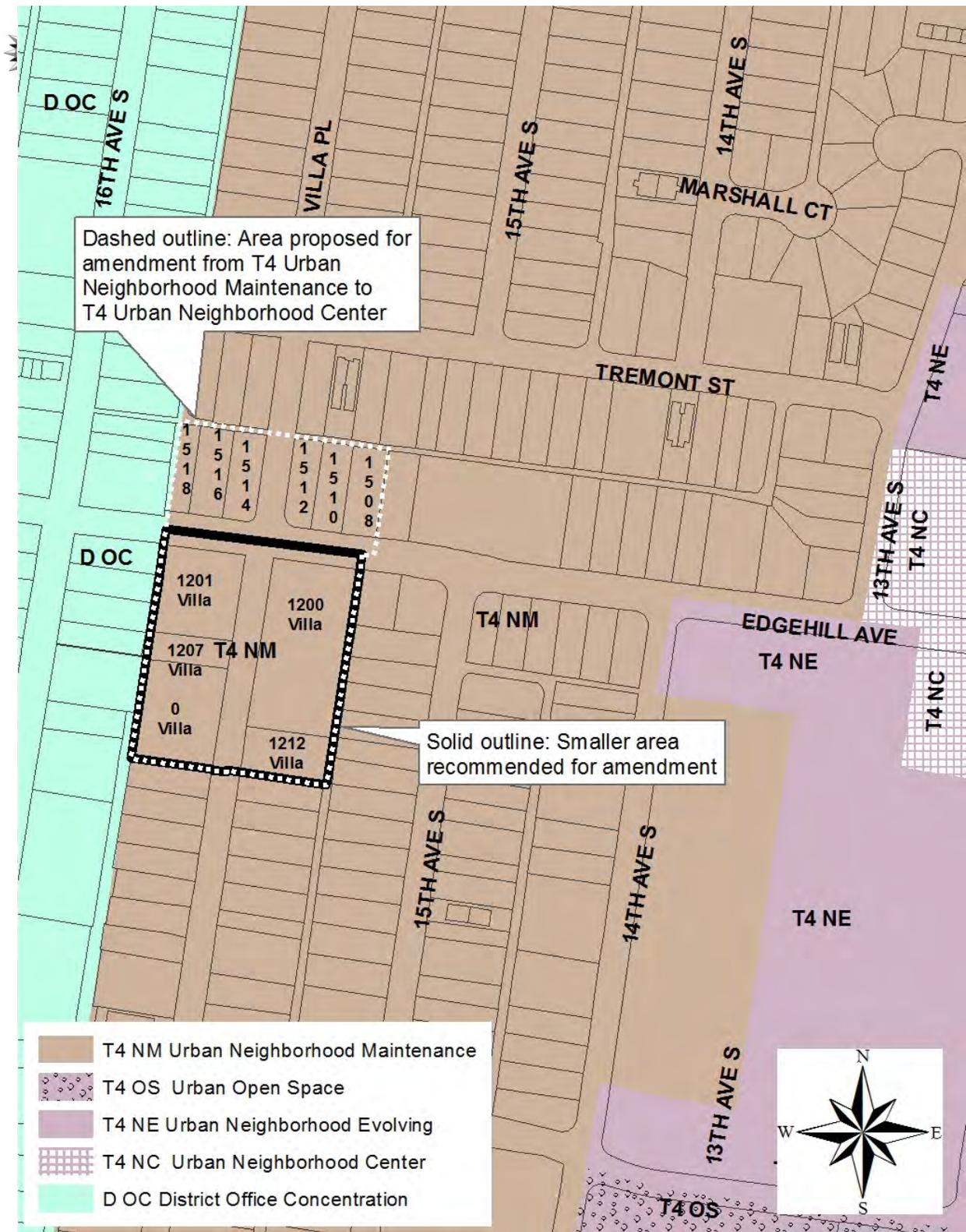
This area, which is zoned R6, is already seeing increased development in the form of duplexes. Due to its location between 8th Avenue, which is categorized as an Urban Community Center, and Interstate 65, it could serve as a higher intensity mixed use area. The Urban Community Center policy is intended to encourage intense mixed use areas compatible with the general character of urban neighborhoods. Amending the policy of this area from Urban Neighborhood Maintenance to Urban Mixed Use Neighborhood could benefit the this area as well as the adjacent 8th Avenue corridor by creating more redevelopment opportunities for mixed use, including housing, and could mirror the mixed use development that is taking place on the opposite side of the interstate in the Wedgewood Houston Neighborhood with the same T4 Mixed Use Neighborhood Policy. During the NashvilleNext planning process, it was proposed to change this area from T4 Neighborhood Maintenance to T4 Neighborhood Evolving, which would allow for a denser residential pattern. Because of the small size of the area and its proximity to 8th Avenue South, there is no room to provide an adequate transition from the intensity of the Community Center to residential as described in Neighborhood Evolving policy, and would be more appropriate to repolicy the area for the mixed use development envisioned in the T4 Mixed Use Neighborhood Policy.

STAFF RECOMMENDATION

Staff recommends approval.



SEE NEXT PAGE



2015CP-010-004

GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT

Map 105-01, Parcels 222-230, 232-233

Green Hills-Midtown

17 – Sandra Moore and 19 – Erica Gilmore



Project No.	Major Plan Amendment 2015CP-010-004
Project Name	Green Hills-Midtown Community Plan: 2005 Update
Council District	17 – Moore and 19 – Gilmore
School District	8 – Pierce
Requested by	Edgehill Village Investors, LLC, owner.
Staff Reviewer	Wood
Staff Recommendation	<i>Disapprove proposed area and approve a reduced area.</i>

APPLICANT REQUEST

Change the policy from Urban Neighborhood Maintenance to Urban Neighborhood Center.

Major Plan Amendment

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character policy from T4 Urban Neighborhood Maintenance policy to T4 Urban Neighborhood Center policy for properties located at 1508, 1510, 1512, 1514, 1516, and 1518 Edgehill Avenue and 0, 1200, 1201, 1207, and 1212 Villa Place (3.89 acres).

GREEN HILLS-MIDTOWN COMMUNITY PLAN

Current Policy

Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of existing primarily residential urban 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. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Special Policies in the Edgehill Detailed Neighborhood Design Plan

Single Family Detached (SFD) Detailed Land Use Policy - This category includes single-family housing that varies based on the size of the lot. Detached houses are single units on a single lot (e.g. typical single family house).

Special Policy Area 3 (applies only to 0, 1200, 1201, and 1207 Villa Place) – *This area contains uses that no longer conform to this plan or existing zoning. The intent for this area is that it remain residentially zoned as part of the contiguous residential area around it. As long as the existing historic buildings remain, to foster preservation of historically significant structures, proposals for adaptive reuse of such buildings for primarily residential purposes at low to moderate densities should be considered on their merits.*

DRAFT Preferred Future Policy

No changes proposed.

Requested Policy

Urban Neighborhood Center (T4 NC) policy is intended to preserve, enhance, and create urban neighborhood centers that fit in with the general character of urban neighborhoods. Infrastructure



Metro Planning Commission Meeting of 02/12/2015

and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Neighborhood Centers are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and civic and public benefit land uses.

BACKGROUND

The properties at 1200, 1201, 0, and 1207 Villa Place are owned by Edgehill Village Investors, LLC. These properties contain the Edgehill Village retail development and a surface parking lot that is used by patrons of the retail establishments in Edgehill Village and others. Edgehill Village Investors, LLC also owns 1514 and 1516 Villa Place on the north side of Edgehill Avenue. The properties the applicant owns south of Edgehill Avenue that are on the east side of Villa Place were formerly used as a dry cleaning plant. The properties they own on the west side housed the previous retail dry-cleaning business associated with the plant. Though the properties were used for industrial and retail uses, they were zoned as residential at the time they ceased use. The Board of Zoning Appeals issued an Order granting a change in non-conforming use for the site to permit the current Edgehill Village development along with some additional uses that have yet to be developed. The properties on the west side of Villa Place are approved for a 66,300 square foot building for retail, residential, and office uses. The properties they own on the north side of Edgehill Avenue contain duplexes. The north side of Edgehill Avenue is zoned R6 and the south side is zoned RS5.

The Green-Hills Midtown Community Plan was last updated on July 28, 2005. The Edgehill Detailed Neighborhood Design Plan, a more specific planning study for the neighborhood that includes the subject site, was adopted as part of the community plan on that same date. The design plan contains several goals and Special Policies that continue to apply in the Edgehill neighborhood. The design plan goals are to:

- Encourage and maintain a pedestrian-friendly environment while minimizing the impact of the automobile.
- Encourage an appropriate mix of uses that are compatible and provide locations for neighborhood commercial services.
- Conserve existing housing and residential areas to the greatest extent possible.
- Increase the aggregate amount of housing mainly through 1) infill development that is compatible with, and sensitivity to, existing residential uses and 2) new all residential and mixed-use development in centers and transition areas.
- Encourage a mixed-income neighborhood through the continued provision of a wide variety of housing choices and, of particular importance, preservation of all of the neighborhood's existing most affordable housing.
- Encourage and provide locations for a range of public spaces for passive and active recreational use by the residents of the neighborhood.
- Encourage an interconnected transportation network for pedestrians, bicyclists, vehicles, and transit, while maintaining a clearly defined neighborhood edge and minimizing intrusions.
- Encourage new development to be sensitive towards and compatible to the scale, mass, materials, and architecture of the historical context of the neighborhood.

In addition to these overarching goals, the following Special Policies continue to apply to the area proposed for amendment:



Metro Planning Commission Meeting of 02/12/2015

- Single-Family Detached Detailed Land Use Policy, which supports only single-family detached homes.
- The following Special Policy for the current properties that make up the current Edgehill Village site:

Special Policy Area 3

This area contains uses that no longer conform to this plan or existing zoning. The intent for this area is that it remain residentially zoned as part of the contiguous residential area around it. As long as the existing historic buildings remain, to foster preservation of historically significant structures, proposals for adaptive reuse of such buildings for primarily residential purposes at low to moderate densities should be considered on their merits.

The current draft of the NashvilleNext Green Hills-Midtown Community Plan Update maintains the T4 Urban Neighborhood Maintenance policy for the proposed amendment area and relies on the Community Character Manual (CCM) General Principle for “Development that is Inconsistent with Land Use Policy and/or Non-Conforming with Regard to Zoning” to replace the current community plan guidance for Special Policy Area #3.

In late December 2014, Planning staff was approached by some representatives of the Edgehill Village Neighborhood Association about exploring a policy change for Edgehill Village and possibly some adjacent properties from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Center through the NashvilleNext process. Staff was approached the following week by the one of the applicants about the same policy change for the current Edgehill Village development and two residential properties they own on the north side of Edgehill Avenue (1514 and 1516). They wished to rezone 1514 and 1516 Edgehill Avenue for use as a surface parking lot and indicated that they might make improvements to the current Edgehill Village site in the future that would generally be consistent with the T4 NC policy.

COMMUNITY PARTICIPATION

Community Meeting Notices were mailed out to property owners within 1,300 feet of the proposed amendment area on January 14, 2015. Public Hearing Notices were mailed out to property owners within 1,300 feet on January 23, 2015. Local neighborhood associations were notified of both the community meeting and the public hearing. Copies of the notices were also placed on the Planning Department website.

A community meeting was held on January 27, 2015, to discuss the community plan amendment request. Approximately 40 people attended the meeting, along with the applicants and the Councilmembers. The focus of the discussion at the meeting was on traffic and parking problems in the neighborhood. Of these two, parking was the primary concern. Neighborhood residents and the applicants attribute the existing parking problems mainly to students and employees of Belmont and Vanderbilt Universities who park in the area. This has added to the parking generated by Edgehill Village, resulting in a variety of people who are not residents of the neighborhood parking along both sides of local streets, in the Edgehill Village parking lot, in residents’ driveways, and on residents’ lawns. The applicant indicated that their primary motivation for seeking the community plan amendment is so that they can seek a rezoning of 1514 and 1516 Edgehill Avenue (properties on the north side) to demolish the existing homes and construct a surface parking lot to relieve some



Metro Planning Commission Meeting of 02/12/2015

of the parking pressures. Meeting attendees expressed concern that this would not solve the parking problems and could potentially add to them since the policy would provide opportunities for additional mixed-use development with additional parking needs. Some attendees suggested working with the universities and the city to come up with a broader solution.

Some of the comments and questions made at the community meeting, and in emails and phone conversations with Planning staff before and after the meeting, revealed interest on the part of other property owners both inside and outside the proposed amendment area in being a part of the neighborhood center and pursuing their own future zone changes for mixed use development or parking in addition to the plans of the Edgehill Village Investors, LLC.

ANALYSIS

The attendees at the community meeting and Planning staff share the same concerns about the ripple effects of expanding opportunities for mixed-use development beyond the current Edgehill Village development. This is especially true for properties on the north side of Edgehill Avenue. Edgehill Avenue is a busy street for vehicles and pedestrians alike, raising safety concerns about the effects of opening up mixed use and commercial parking opportunities on the north side. In addition, the proximity of the proposed amendment area to the T4 Urban Neighborhood Center at 12th and Edgehill (it is within 900 feet of that area) and to Music Row and Midtown raises questions about how much need there is to provide more opportunity for mixed use development at this time. This concern is bolstered by the contacts Planning staff has had with other area property owners who have inquired about enlarging the proposed amendment area to take in properties that are well outside the current study area boundaries. Opening up too much opportunity for mixed use development could lead to unintended changes in the character of an established neighborhood that is diverse in ways that include housing types, income levels, race and ethnicity, and age. This diversity is a quality worth preserving.

There is merit to acknowledging the existence of the Edgehill Village with T4 Urban Neighborhood Center policy, since it has been serving that function for several years. In addition, there is merit in including the property at 1212 Villa Place on the east side of Villa Place opposite the current parking lot. This property contains a single family home. It is not owned by the applicants, but the owners are aware of the application, were present at the community meeting, and have discussed the potential effects of the policy change on their interests with Planning staff. It will be affected more significantly than it is today if the current Edgehill Village parking lot is developed for mixed use. The policies for achieving transitions between areas of differing intensity in the Community Character Manual could also provide this property with additional development flexibility in terms of housing type, but its future use would be confined to residential or civic activities.

STAFF RECOMMENDATION

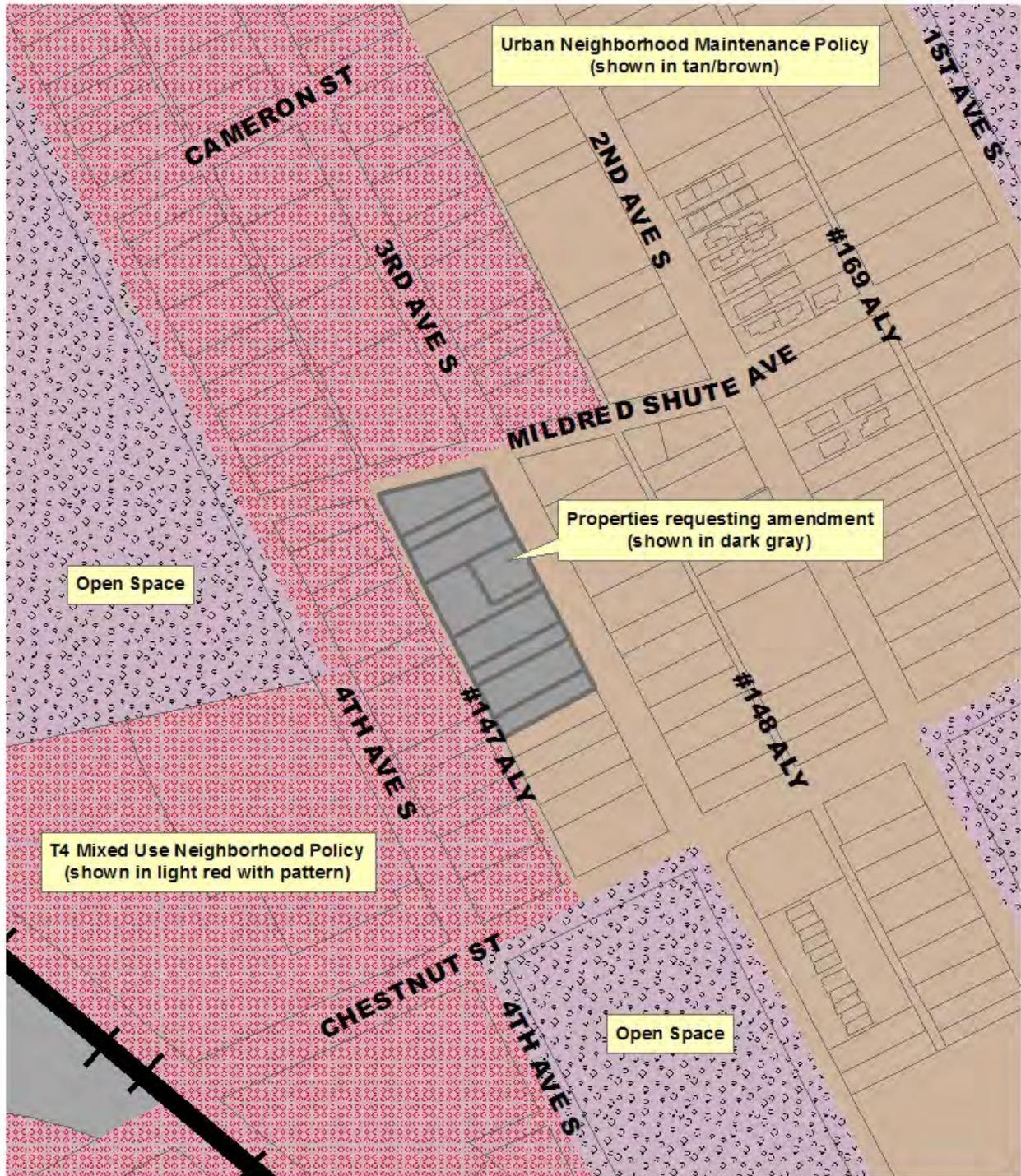
Staff recommends disapproval of the amendment from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Center for the properties on the north side of Edgehill Avenue and approval of the amendment for the properties on the south side of Edgehill Avenue.



SEE NEXT PAGE



Metro Planning Commission Meeting of 02/12/2015



2015CP-011-001
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT
Map 105-03, Parcels 041.01 and 038-045
11, South Nashville
17 – (Sandra Moore)



Project No.	Major Plan Amendment 2015CP-011-001
Project Name	South Nashville Community Plan: 2007 Update – 3rd Avenue South and Mildred Shute Avenue
Associated Case	2015SP-004-001
Council District	17 – Moore
School District	5 – Kim
Requested by	Anderson, Delk, Epps and Associates, applicant; Fred Yazdian, owner.
Staff Reviewer	McCaig
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Change the policy from Urban Neighborhood Maintenance to Urban Mixed Use Neighborhood.

Major Plan Amendment

A request to amend the *South Nashville Community Plan: 2007 Update* by changing the Community Character policy from Urban Neighborhood Maintenance policy to Urban Mixed Use Neighborhood for property located at 1101, 1103, 1105, 1107, 1109, 1111, 1113 and 1115 3rd Avenue South and 3rd Avenue South (unnumbered), located at the southwest corner of 3rd Avenue South and Mildred Shute Avenue, (1.15 acres).

CRITICAL PLANNING GOALS

Creates Walkable Neighborhoods

The Urban Mixed Use Neighborhood policy encourages mixing uses within a building as well as throughout a site. The policy allows for a variety of housing types and uses that will help create a more walkable environment than exists today. The zoning districts used to implement the new policy place an emphasis on building and site design that support walkability, such as making strong connections between main entrances and sidewalks, orienting buildings toward the sidewalk, and minimizing the prominence of parking facilities.

Provides a Range of Housing Choices

The Urban Mixed Use Neighborhood policy supports various types of residential uses, including townhouses and flats, which add housing options to the surrounding Chestnut Hill neighborhood, consisting of primarily single-family housing.

Supports Infill Development

The Urban Mixed Use Neighborhood policy will foster new development and redevelopment in an urban infill location where much of the needed infrastructure is already in place and additional infrastructure, such as sidewalks, can be made as zone changes occur to implement the new policy.



Metro Planning Commission Meeting of 02/12/2015

SOUTH NASHVILLE COMMUNITY PLAN

Current Policy

Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of existing urban neighborhoods as characterized by their development pattern, building form, primarily residential land use and associated public realm. 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, in terms of its development pattern, building form, land use, and the public realm. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

DRAFT Preferred Future Policy

Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods with 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. T4 MU areas may include commercial and even light industrial uses in addition to vertical mixed use and a significant amount of moderate to high density residential development.

Requested Policy

Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods with 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. T4 MU areas may include commercial and even light industrial uses in addition to vertical mixed use and a significant amount of moderate to high density residential development.

BACKGROUND

The properties involved in this plan amendment request and associated zone change request have been purchased by the current owner over a period of years. Seven of the properties are currently vacant, and two properties contain single-family houses.

These properties fall within the Chestnut Hill neighborhood that is experiencing growth due to its proximity to downtown and other amenities.

COMMUNITY PARTICIPATION

Community Meeting Notices along with Public Hearing Notices were mailed out to property owners within 1,300 feet on January 15, 2015. Notice was also provided to the district councilmember.

A community meeting was held on February 2, 2015, to discuss the plan amendment request and associated rezoning request. Approximately 15 people attended the meeting, including the applicants, area businesses owners, and area property owners. All attendees expressed support of this project and were excited to see a quality development on vacant land.

ANALYSIS

Currently, seven of the nine properties involved in the plan amendment and rezoning requests are vacant, while two contain single-family homes. The properties are located along 3rd Avenue South.



Metro Planning Commission Meeting of 02/12/2015

It is uncommon to have this many contiguous vacant properties in such close proximity to downtown.

The properties do not contain any sensitive environmental features.

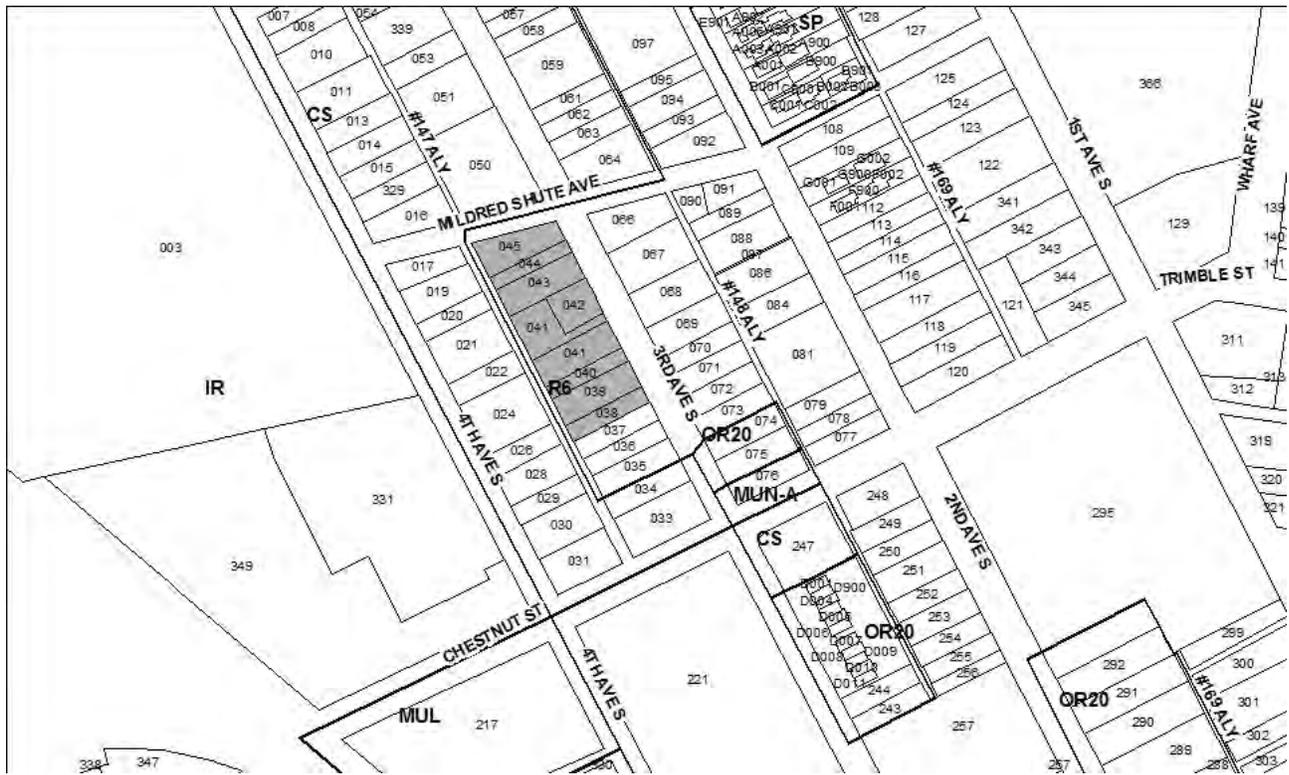
The applicant has requested Urban Mixed Use Neighborhood policy which envisions urban, mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses. The NashvilleNext process is also recommending the application of Urban Mixed Use Neighborhood policy in this area due to its desirable location adjacent to downtown. The proposed development is consistent with the proposed Urban Mixed Use Neighborhood policy.

STAFF RECOMMENDATION

Staff recommends approval of the plan amendment application as it reflects the area's recommended policy change as part of NashvilleNext.



Metro Planning Commission Meeting of 02/12/2015



2015SP-004-001
3RD AND MILDRED SHUTE
Map 105-03, Parcel(s) 041.01, 038-045
11, South Nashville
17 (Sandra Moore)



Project No.	2015SP-004-001
Project Name	3rd and Mildred Shute
Council District	17 – Moore
School District	5 – Kim
Requested by	Anderson, Delk, Epps and Associates, Inc., applicant; Fred Yazdian, owner.
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions, subject to approval of the associated policy amendment.</i>

APPLICANT REQUEST

Preliminary SP to permit up to 54 residential units, 1,900 square feet of restaurant/retail space, and 10 units totaling 7,000 square feet which are to be office/retail/multi-family units (i.e. live/work units).

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-MU) zoning for properties located at 1101, 1103, 1105, 1107, 1109, 1111, 1113 and 1115 3rd Avenue South and 3rd Avenue South (unnumbered), at the southwest corner of 3rd Avenue South and Mildred Shute Avenue, (1.152 acres), to permit up to 54 residential units, 1,900 square feet of restaurant/retail space, and 10 units totaling 7,000 square feet which are to be office/retail/multi-family units (i.e. live/work units).

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 8 lots with 4 duplex lots for a total of 10 units.*

Proposed Zoning

Specific Plan-Residential (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.

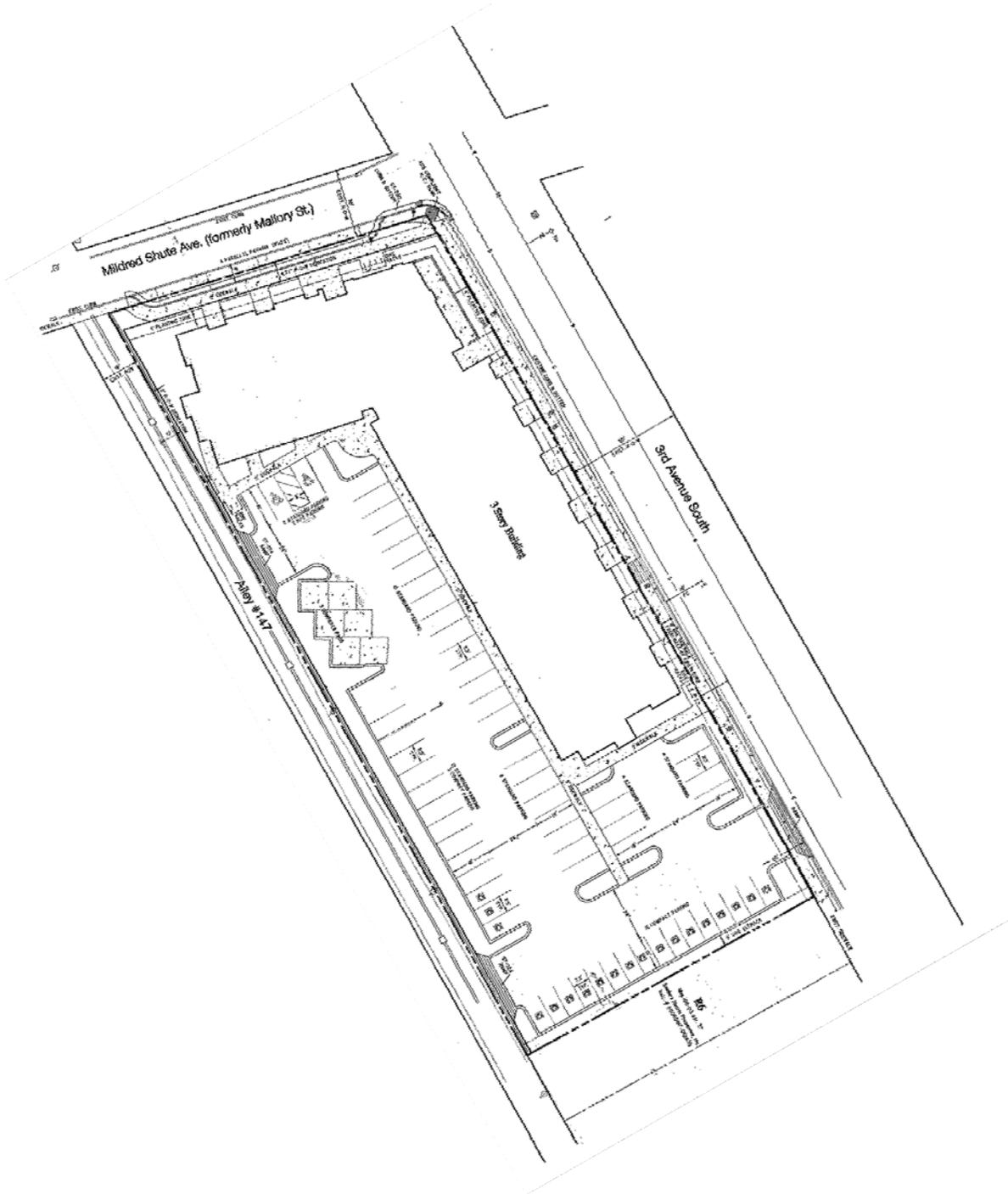
CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices
- Supports a Variety of Transportation Choices
- Creates Walkable Neighborhoods

The proposed SP creates an opportunity for infill development in an area that is served by existing infrastructure. In addition, the site is served by an existing bus routes that run along 2nd and 4th Avenues which will be supported by the additional residential density as well as the office and



Metro Planning Commission Meeting of 02/12/2015



Proposed Site Plan



Metro Planning Commission Meeting of 02/12/2015

commercial uses proposed by the SP. The site is also served by an existing sidewalk network that will be improved with the SP.

SOUTH NASHVILLE COMMUNITY PLAN

Existing Policy

Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. 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, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

DRAFT Preferred Future Policy

Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods with 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. T4 MU areas may include commercial and even light industrial uses in addition to vertical mixed use and a significant amount of moderate to high density residential development.

Proposed Policy

Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

Consistent with Policy?

The proposed SP is not consistent with the existing policy. T4 NM policy is intended to preserve the character of the existing neighborhood in terms of its development pattern, building form, land use and the public realm. A community plan amendment (2015CP-011-001) has been requested to change the policy from Urban Neighborhood Maintenance (T4 NM) to Urban Mixed Use Neighborhood Evolving (T4 MU). The proposed SP is consistent with the T4 MU policy. The request proposes to allow a mixture of uses including commercial and office uses as well as moderate to high density residential development.

PLAN DETAILS

The site is located at the southwest corner of the intersection of 3rd Avenue South and Mildred Shute Avenue and consists of nine parcels that front on 3rd Avenue South. Currently, two structures are located on the site; both are proposed to be demolished. Surrounding zoning includes R6, CS, OR20 and MUN-A, and the area is characterized by a variety of land uses.



Metro Planning Commission Meeting of 02/12/2015

Site Plan

The plan proposes 54 residential units, 1,900 square feet of restaurant/retail space, and 10 units totaling 7,000 square feet which are to be office/retail/multi-family units (i.e. live/work units). One building is proposed on the site and has frontage on both 3rd Avenue South and Mildred Shute Avenue. The maximum height of the building is three stories in 45' to the top of the roof.

The SP proposes three access points to the site. Two access points are from the existing alley that runs parallel to 3rd Avenue South, and the third access is from 3rd Avenue South at the south side of the site. Vehicular parking is located interior to the site and via proposed on-street parking on Mildred Shute Avenue; bicycle parking is incorporated along both street frontages and interior to the site. Sidewalks are currently located along both 3rd Avenue South and Mildred Shute Avenue. However, the SP proposes to improve the existing sidewalks to meet the standards of the Major and Collector Street Plan. The SP also includes right-of-way dedication along both Mildred Shute Avenue and the alley. In addition, the SP is located in close proximity to existing transit routes that run along 2nd Avenue South and 4th Avenue South.

Representative architectural images provided with the SP show elements of modern architecture incorporated in the design, and proposed materials include brick, stucco and metal panels. The plan proposes to locate the live/work units and restaurant/retail space at the ground level to provide handicap access, and the architectural images feature the first floor providing a storefront façade which helps to provide street-level transparency and activate the pedestrian realm.



East Elevation



North Elevation



Metro Planning Commission Meeting of 02/12/2015

ANALYSIS

The proposed SP is consistent with the Urban Mixed Use Neighborhood land use policy and meets several critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions, subject to approval of the policy amendment.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Fire Code issues for the structures will be addressed at permit application review

HISTORICAL COMMISSION

Approve

- Within Second Avenue WOC District, but lots are vacant or contain non-contributing properties.

STORMWATER RECOMMENDATION

Approve

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only, on the condition the applicant submit an updated availability study reflecting the latest layout (original study does not include much of the commercial shown on the SP). Public utility extensions may be required as a result of this revised study. If so, these would need to be approved before Final SP stage.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Dedicate 1/2 of 20' ROW on the Alley, prior to bldg. permit signoff.
- Label ROW dedication to the back of sidewalk and dedicate prior to the building permit issuance.

Maximum Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	1.03	7.26 D	8 U *	77	6	9

*Based on one two-family lot.



Metro Planning Commission Meeting of 02/12/2015

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.03	-	54 U	451	31	48

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.03	-	5,000 SF	252	12	34

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	1.03	-	5,054 SF	643	59	57

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	1.03	-	2,000 SF	66	9	9

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,335	+105	+139

SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning district would generate three fewer students than what is typically generated under the existing R6 zoning district. Students would attend Whitsitt Elementary School, Camron Middle School, and Glencliff High School. Whitsitt Elementary School has been identified as over capacity. There is no capacity within the cluster for additional elementary school students. This information is based upon data from the school board last updated October 2014.

The fiscal liability of 0 new elementary students is \$0 (0 X \$21,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.



Metro Planning Commission Meeting of 02/12/2015

STAFF RECOMMENDATION

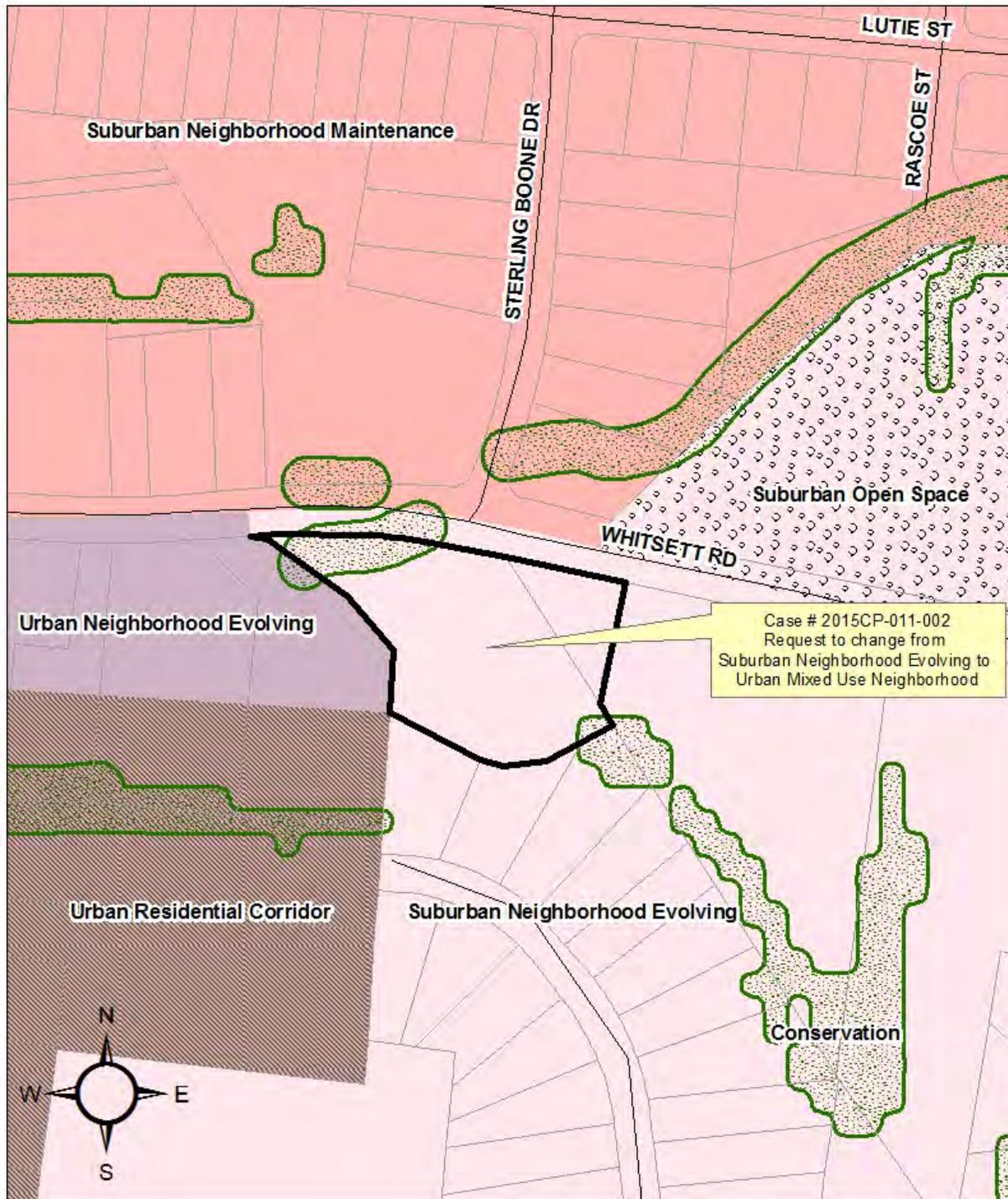
Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS (If approved)

1. The purpose note shall be revised as follows with the final site plan: “The purpose of this SP is to permit up to 54 residential units, 1,900 square feet of restaurant/retail space, and 10 units totaling 7,000 square feet which are to be office/retail/multi-family units (i.e. live/work units).”
2. The definition of live/work on page 3 of the booklet shall be revised as follows with the final site plan: “Live/work unit is defined as a single unit (e.g. studio, loft or one bedroom) consisting of either a commercial/office with a residential component that is occupied by the proprietor of the commercial/office. A live/work unit may also serve as solely residential use.”
3. The final site plan shall incorporate a Type A-3 landscape buffer yard with an opaque fence along the southern property line where the site is adjacent to an existing residential use.
4. The final site plan shall include a note in the parking table clarifying that parking for the live/work units is calculated as retail/office per the approved traffic study.
5. The final site plan shall incorporate a ground floor height of 14’ from grade and incorporate 40% glazing from grade to 14’ along both street frontages.
6. The final site plan shall incorporate a knee wall and landscaping to screen parking spaces along 3rd Avenue South.
7. Uses within the SP shall be limited to up to 54 residential units, 1,900 square feet of restaurant/retail space, and 10 units totaling 7,000 square feet which are to be office/retail/multi-family units.
8. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
9. 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.
10. 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.
11. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



Metro Planning Commission Meeting of 02/12/2015



2015CP-011-002
SOUTH NASHVILLE PLAN AMENDMENT
Map 119-10, Parcel(s) 038, 245
11, South Nashville
16 (Tony Tenpenny)



Project No.	Major Plan Amendment 2015CP-011-002
Project Name	South Nashville Community Plan Amendment
Council District	16 – Tenpenny
School District	7 – Pinkston
Requested by	Tune, Entrekin & White, P.C., applicant; B&E Irrigation and Landscaping, owner.
Staff Reviewer	Capehart
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Amend land use policy from Suburban Neighborhood Evolving to Urban Mixed Use Neighborhood.

Major Plan Amendment

A request to amend the South Nashville Community Plan by changing the Community Character Policy from T3 Suburban Neighborhood Evolving, to T4 Urban Mixed Use Neighborhood for properties located at Whitsett Road (unnumbered).

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports Infill Development
- Supports a Variety of Transportation Choices

The application of Urban Mixed Use Neighborhood on properties located on Whitsett Road creates walkable neighborhoods, and supports infill development and a variety of transportation options.

Applying the Urban Mixed Use Neighborhood policy in this location (half-mile east of Nolensville Pike) creates walkable neighborhoods by creating the potential for additional housing, jobs, and services located in close proximity to each other and to transit services along Nolensville Pike. The creation of additional housing, jobs, and services will be facilitated through infill development. Infill development takes advantage of existing sidewalks and transportation services, increasing transportation options available to future residents, customers, and workers generated through development that may occur under the guidance of this policy.

SOUTH NASHVILLE COMMUNITY PLAN

Current Policy

T3 Suburban Neighborhood Evolving (T3 NE) policy is intended to create primarily residential suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the



Metro Planning Commission Meeting of 02/12/2015

cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

DRAFT Preferred Future Policy

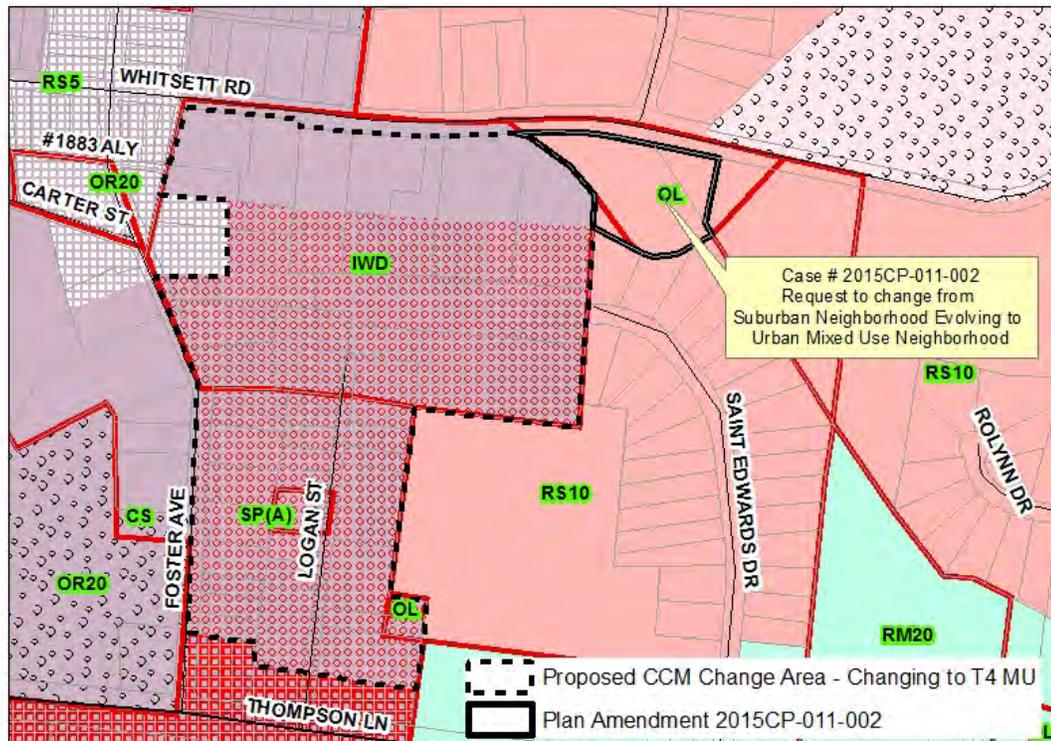
No changes proposed.

Requested Policy

T4 Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

REQUEST DETAILS

The applicant requests to amend the current T3 Suburban Neighborhood Evolving policy to T4 Urban Mixed Use Neighborhood policy. The application of T4 Urban Mixed Use Neighborhood policy would be consistent with changes to the South Nashville Community Plan on adjacent properties that is being considered through the NashvilleNext process. The proposed changes would apply T4 Urban Mixed Use Neighborhood Policy to properties fronting along Whitsett Road and Logan Street. Application of the Urban Mixed Use Neighborhood policy reflects existing land uses and zoning in the area (a mixture of residential and non-residential, CS and IWD, respectively) and would provide guidance for creating a future development form that is mixed use and walkable.





Metro Planning Commission Meeting of 02/12/2015

COMMUNITY PARTICIPATION

An early postcard notification announcing the plan amendment was sent to property owners within 1,300 feet of the plan amendment area. A regular notice communicating the time and date of the community meeting and Planning Commission Public Hearing was sent to property owners within 1,300 feet of the plan amendment area.

A community meeting was held on Thursday January 29th, 2015 at the Coleman Park Community Center located at 384 Thompson Lane, Nashville TN 37211. There were 13 people in attendance including the District Council Member, the two applicants, and two of the applicants' representatives. The remaining eight were stakeholders of the surrounding neighborhood. The stakeholders expressed support for applying T4 Urban Mixed Use policy on the subject property and the adjacent area proposed by NashvilleNext.

ANALYSIS

Physical Site Conditions

There is a stream that runs on the northern portion of the subject properties. There is no designated floodway or floodplain. The community did note significant water runoff during heavy rains that drain to the stream and this should be a consideration when reviewing future development in the area.

Land Use

The subject properties are currently classified as vacant. Land uses adjacent to the subject properties include residential land uses (ranging from single family to multifamily) to the east, and non-residential land uses (ranging from office to industrial) to the west.

Existing Development Pattern

The development pattern is urban, primarily due to the linear block structure and regular lot sizes within the surrounding neighborhoods. Lots that front onto Whitsett Road vary in size and shape due to the existence of a stream that bisects the properties. Setbacks throughout the area vary due to the mixture of residential and non-residential land uses.

Access

Access to this property would be from Whitsett Road. No alley system exists. There are transit stops along Nolensville Road, a bike lane along Foster Avenue, and a sidewalk along the northern side of Whitsett Road. Sidewalk infrastructure on the south side of Whitsett Road should be considered when reviewing future development in the area.

Historic Features

The subject properties were not identified as historic features. Northwest of the subject properties on Whitsett Road, the Cumberland Association Tabernacle church is a property identified as Worthy of Conservation and Eligible to Listed on the National Register.

Summary

The application of Urban Mixed Use Neighborhood on properties located on Whitsett Road creates walkable neighborhoods, and supports infill development and a variety of transportation options.



Metro Planning Commission Meeting of 02/12/2015

Applying the Urban Mixed Use Neighborhood policy in this location (half-mile east of Nolensville Pike) creates walkable neighborhoods by creating the potential for additional housing, jobs, and services located in proximity to each other and to transit services along Nolensville Pike. The creation of additional housing, jobs, and services will be facilitated through infill development. Infill development takes advantage of existing sidewalks and transportation services, increasing transportation options available to future residents, customers, and workers generated through development that may occur under the guidance of this policy. For these reasons the application of T4 Urban Mixed Use Neighborhood is appropriate in this location.

In addition, future development under the Urban Mixed Use Neighborhood Policy should consider transitions to surrounding residential areas (i.e. land use, building form, height, and massing), the stream and water runoff, and sidewalk connections on the south side of Whitsett Road. Retail and non-residential uses, including a landscaping business, could be appropriate on this site. Further, to ensure that appropriate transitions to surrounding residential land uses are provided, a site plan based zoning district is should be used to implement this policy.

STAFF RECOMMENDATION

Staff recommends approval.



RECOMMENDATIONS TO METRO COUNCIL

- **Text Amendment**
- **Specific Plans**
- **Urban Design Overlays: (Amendment)**
- **Zone Changes**
- **Planned Unit Developments**



NO SKETCH



Project No.	Text Amendment
	2015Z-001TX-001
Project Name	Exclusion of Club Use in Office Districts
Council Bill	BL2015-1036
Council District	Countywide
School District	Countywide
Requested by	Councilmember Karen Bennett
Staff Reviewer	Milligan
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Remove clubs as a permitted use in certain office zoning districts.

Text Amendment

A request to amend Chapter 17.08 of the Metropolitan Zoning Ordinance to remove clubs as a permitted use within the Office Neighborhood (ON), Office Limited (OL), Office General (OG), and Office/Residential Intensive (ORI) zoning districts.

ANALYSIS

The Metropolitan Zoning Ordinance defines club as follows:

“Club” means a facility which offers social, educational, cultural or other similar activities that are only available to members and their guests.

Club is currently an allowed use in the following zoning districts:

- Mixed Use Neighborhood (MUN),
- Mixed Use Neighborhood-Alternative (MUN-A),
- Mixed Use Limited (MUL),
- Mixed Use Limited-Alternative (MUL-A),
- Mixed Use General (MUG),
- Mixed Use General-Alternative (MUG-A),
- Mixed Use Intensive (MUI),
- Mixed Use Intensive-Alternative (MUI-A),
- Office Limited (OL),
- Office General (OG),
- Office/Residential 20 (OR20),
- Office/Residential 20-Alternative (OR20-A),
- Office/Residential 40 (OR40),
- Office/Residential 40-Alternative (OR40-A),
- Office/Residential Intensive (ORI),
- Office/Residential Intensive-Alternative (ORI-A),
- Commercial Limited (CL),
- Commercial Service (CS),
- Commercial Core Frame (CF), and
- Downtown Code (DTC).



Metro Planning Commission Meeting of 02/12/2015

The definition of a club is a very broad definition that could include clubs of varying sizes and intensities. Clubs can range from having a dozen members to hundreds of members. Operating hours could also vary widely depending on the type of club. Because of these characteristics, a club is more akin to a commercial use than an office use. The location of a club in an office zoning district could cause disruptions in the normal operations of the traditional office uses and are inappropriate.

The proposed legislation is limited in scope in regards to the affected uses (i.e. specific kind of club) and zoning districts. Since staff did not initiate this bill we are only evaluating the bill, as drafted. Staff recommends that, at some time in the near future, it may be necessary to further evaluate all zoning districts in which clubs are a permitted use to determine appropriateness given possible disruptive operational characteristics. Staff also recommends that all permitted uses in office zoning districts should be evaluated to determine if they are complimentary to traditional office uses.

STAFF RECOMMENDATION

Staff recommends approval.

ORDINANCE NO. BL2015-1036

An ordinance amending Chapter 17.08 of the Metropolitan Zoning Code to prohibit clubs as a use in the office (ON, OL, OG, and ORI) zoning districts (Proposal No. 2015Z-001TX-001).

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.08.030, District Land Use Tables, is hereby amended by deleting “club” as a permitted use (P) in the ON, OL, OG, and ORI zoning districts.

Section 2. Be it further enacted that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

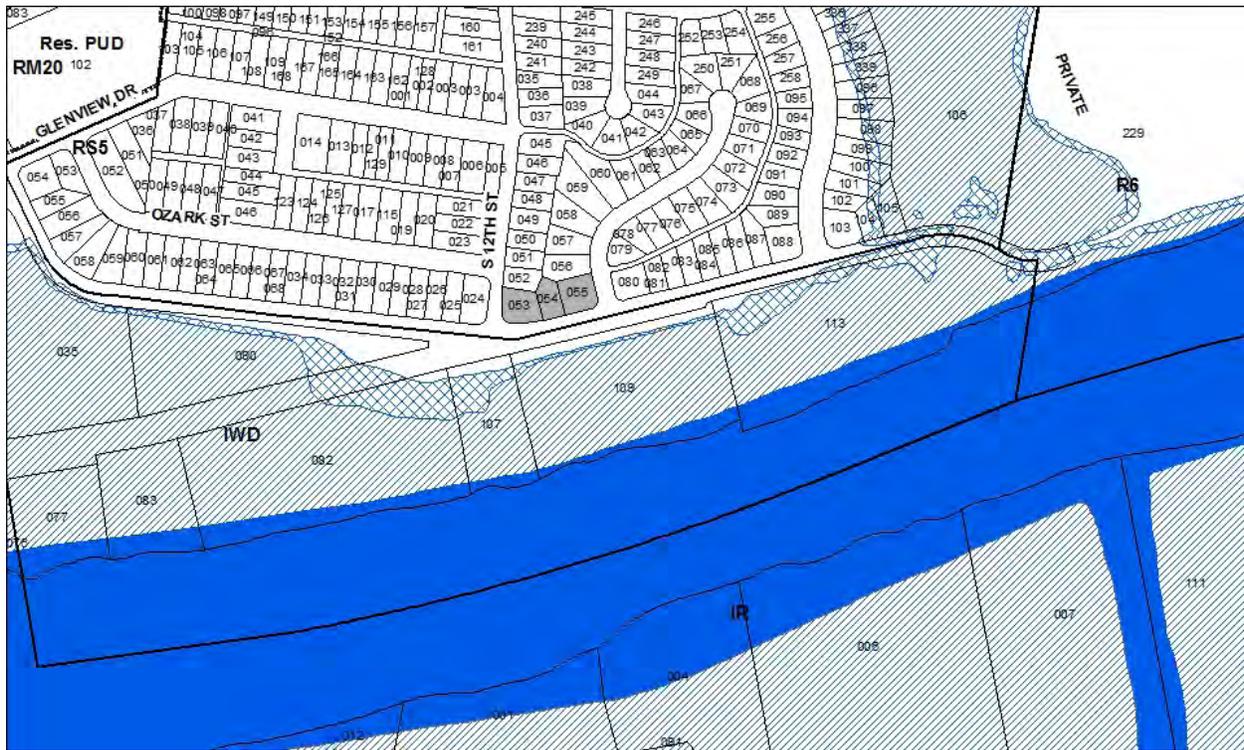
Sponsored by: Karen Bennett, Bill Pridemore, Duane Dominy, Larry Hagar



SEE NEXT PAGE



Metro Planning Commission Meeting of 02/12/2015



2015SP-015-001
SOUTH 12TH & DAVIDSON
Map 094-05, Parcel(s) 053-055
05, East Nashville
06 (Peter Westerholm)



Project No.	Zone Change 2015SP-015-001
Project Name	South 12th and Davidson
Council District	6 - Westerholm
School District	5 - Kim
Requested by	Dale and Associates, applicant; D221, LLC and Kudzu Real Estate, Inc., owners.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Zone change to permit six detached residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Residential (SP-R) zoning for properties located at 1201 Davidson Street, 1203 Davidson Street and 1205 Davidson Street, at the northeast corner of Davidson Street and South 12th Street, (0.59 acres), to permit up to six detached residential dwelling units.

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 3 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports infill development

The proposal meets several critical planning goals based on its location and design. This site is located in an area that is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. A new sidewalk along Davidson and South 12th Street, connecting to an existing sidewalk along South 13th Street, will provide an improved pedestrian connection by providing pedestrians safe access to other areas. The request provides an additional housing option in the area.



Metro Planning Commission Meeting of 02/12/2015

EAST NASHVILLE COMMUNITY PLAN

Current Policy

T4 Urban Neighborhood Maintenance (T4 NM)

T4 NM Policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm.

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, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

DRAFT Preferred Future Policy

No change proposed.

Consistent with Policy?

Yes. The SP proposes six detached residential units on three lots within a single family residential neighborhood. This plan maintains the development pattern and land use in this neighborhood. The project is proposing sidewalk improvements to enhance the pedestrian connectivity of the area.

PLAN DETAILS

The site is along Davidson Street, between South 12th Street and South 13th Street. The site consists of three parcels located at 1201, 1203, 1205 Davidson Street. All three lots have existing dwellings located on them. The proposed SP includes 6 detached residential dwelling units that will have frontage on Davidson Street.

The proposed six units will be accessed by a private drive from South 12th Street. This drive will provide access to the 14 parking stalls provided on-site. This drive will not connect or provide thru access to South 13th Street because of the steep slope. There is an existing guardrail along the west side of South 13th Street that shall remain for safety purposes. The site has a small area of steep slopes/conservation policy toward the northern property line. The development works with the slope by placing the six detached units along the southern property line. No access will be allowed on South 13th Street due to the existing guardrail and steep slope.

Additional landscaping has been added along the east and west sides of the parking areas to buffer the parking. Davidson Street is a collector street that provides circulation within and between neighborhoods in East Nashville. This SP includes a six foot sidewalk and a four foot planting street along Davidson Street as the Major and Collector Street Plan (MCSP) requires. A five foot sidewalk and a four foot grass strip will be installed along South 12th Street.

Conceptual building elevation drawings were not provided within the SP, however architectural standards been included on the plan and shall be provided with the final site plan. The standards include that all detached structures shall have façade requirements on the front and sides facing a street; this includes units 1 and 6 that abut South 12th Street and South 13th Street respectively. The proposed residential units shall have a maximum height limitation of 35 feet measured to roofline.



Metro Planning Commission Meeting of 02/12/2015

ANALYSIS

The SP is consistent with the T4 Neighborhood Maintenance policy and meets several critical planning goals. The six detached residential units will provide a well-designed development along the Davidson Street corridor. The proposed SP is consistent with the land use polices and staff recommends approval with conditions.

FIRE MARSHAL RECOMMENDATION

N/A

- Fire Code issues for the structures will be addressed at permit application review

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

- Approved as a Preliminary SP only. Capacity fees should be paid before Final SP stage.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Remove notation for driveway to be in public access easement prior to Final SP.

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)	0.59	8.71 D	5 U	48	4	6

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	0.59	-	6 U	58	5	7

Traffic changes between maximum: **RS5** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 1 U	+10	+1	+1



Metro Planning Commission Meeting of 02/12/2015

METRO SCHOOL BOARD REPORT

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

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

Based on data from the Metro School Board last updated September 2014, the proposed SP permitting six residential dwelling units will not generate additional students from what is generated by the existing RS5 zoning district.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The proposed SP is consistent with the T3 Neighborhood Maintenance policy of the East Nashville Community Plan.

CONDITIONS

1. Uses within this SP shall be limited to a maximum of six detached residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. The final site plan shall include architectural elevations showing raised foundations of 18-36” for residential buildings.
4. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street facing facades shall be provided with the final site plan. Buildings 1-6 shall have porches on the Davidson Street side. The following standards shall be met:
 - a. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, unless in a dormer.
 - c. EIFS and vinyl siding shall be prohibited.
 - d. Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 36 inches from the abutting average ground elevation.
 - e. Porches shall provide a minimum of six feet of depth.
5. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
6. The preliminary SP plan approved by the metropolitan council is of such detail that the executive director of the planning department or his designee may waive the submittal of a final site plan.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.



Metro Planning Commission Meeting of 02/12/2015

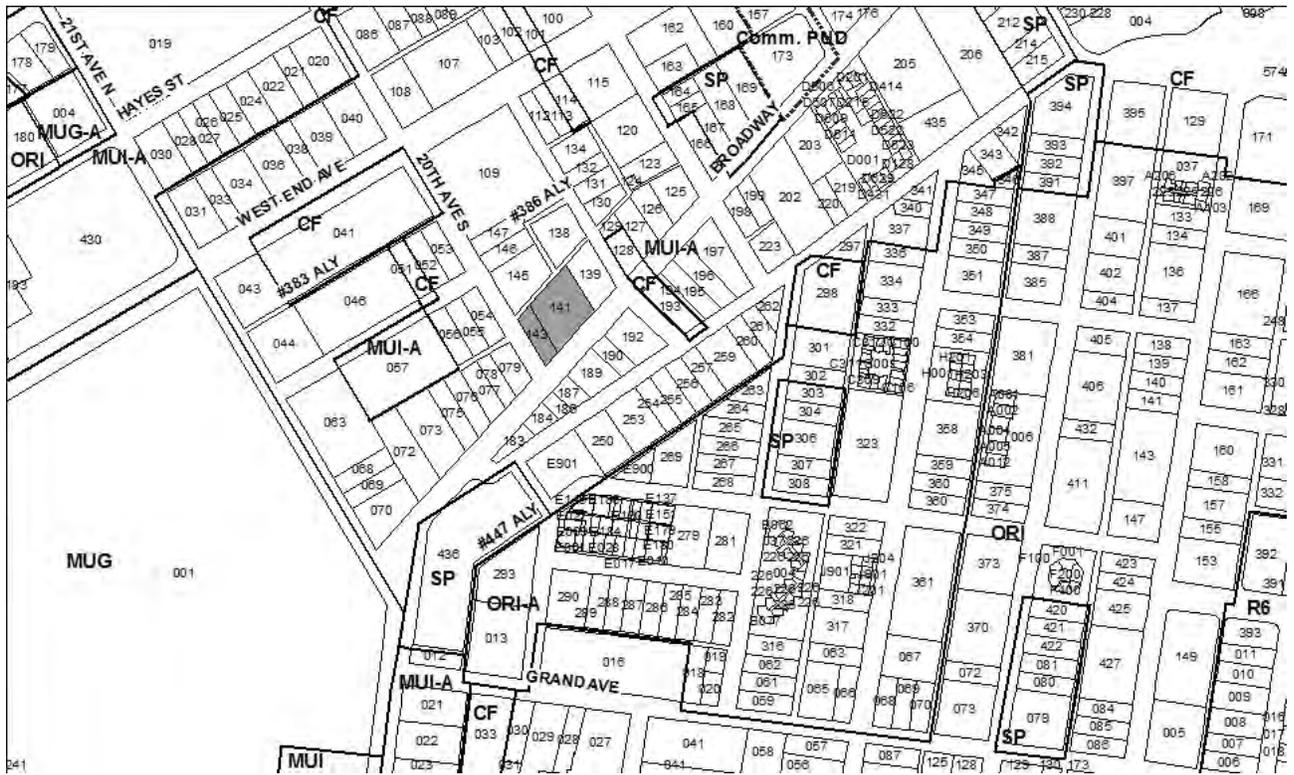
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE



Metro Planning Commission Meeting of 02/12/2015



2015SP-016-001
1922 BROADWAY
Map 092-16, Parcel(s) 141, 143
10, Green Hills – Midtown
19 (Erica S. Gilmore)



Project No.	Specific Plan 2015SP-016-001
Project Name	1922 Broadway
Council District	19 – Gilmore
School District	8 – Pierce
Requested by	Land Development.com, applicant; 1918 Broadway, LLC, and Land Development.com, owners.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer to the March 12, 2015, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Preliminary SP

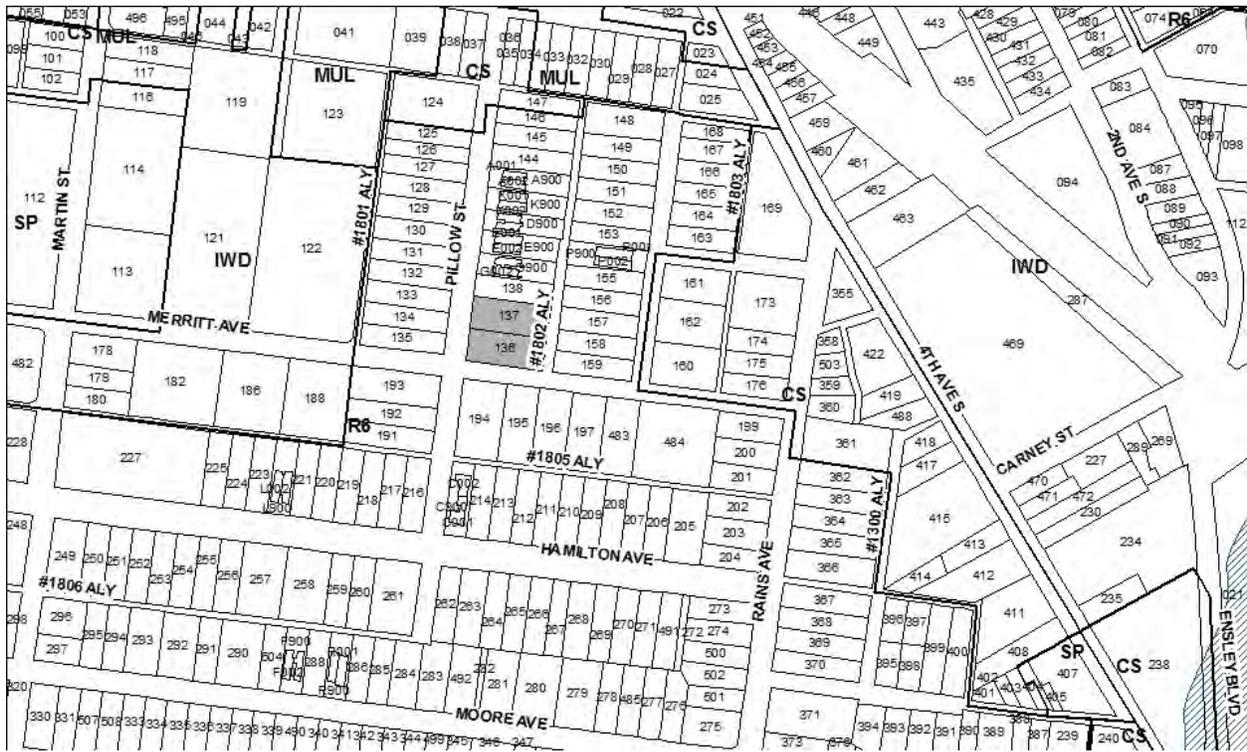
A request to rezone from Mixed-Use-Alternative (MUI-A) to Specific Plan – Mixed-Use (SP-MU) zoning for properties located at 1918 and 1922 Broadway, at the corner of Broadway and 20th Avenue South, (0.68 acres), to permit a mixed-use development.

STAFF RECOMMENDATION

Staff recommends deferral to the March 12, 2015, Planning Commission meeting as requested by the applicant.



Metro Planning Commission Meeting of 02/12/2015



2015SP-017-001
PILLOW STREET COTTAGES
Map 105-07, Parcel(s) 136-137
11, South Nashville
17 (Sandra Moore)



Project No.	2015SP-017-001
Project Name	Pillow Street Cottages
Council District	17 - Moore
School District	5 – Kim
Requested by	E3 Construction Services, LLC, applicant; Globex, Inc., Charles LeMay, and Judy Ragsdale, owners.
Staff Reviewer	Milligan
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to up to 10 residential units

Preliminary SP

A request to rezone from One and-Two Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for properties located at 1318 and 1322 Pillow Street (0.612 acres), to permit up to 10 multi-family residential units.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 4 lots with 1 duplex for a total of 5 units.*

Proposed Zoning

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

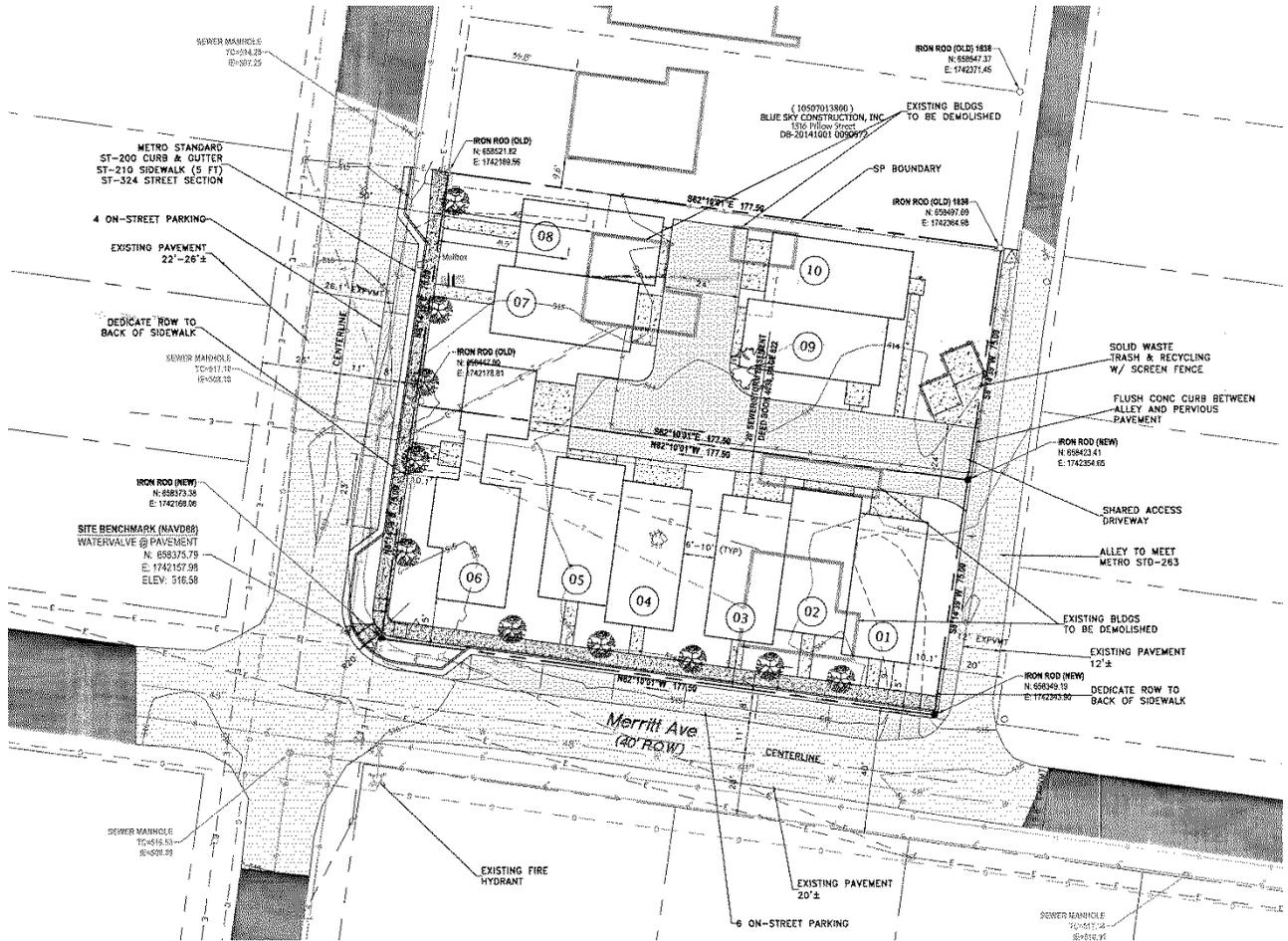
CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices

This proposal meets several critical planning goals. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The project will intensify development on an infill site and provide for a different housing type than currently exists in the immediate area. Sidewalks are being provided along Pillow Street and Merritt Avenue to increase walkability in the area.



Metro Planning Commission Meeting of 02/12/2015



Proposed Site Plan



Pillow Street Elevations



Metro Planning Commission Meeting of 02/12/2015

SOUTH NASHVILLE COMMUNITY PLAN

Existing Land Use Policy

T4 Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. 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, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

DRAFT Preferred Future Land Use Policy

T4 Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.

Consistent with Policy?

Yes. The proposed SP zoning is consistent with the proposed T4NE policy. The proposed development is creating an additional housing option in this area while still being compatible with the general character of the area in regards to building placement. The project is designed in such a way that the residential buildings are addressing both streets. Access is from an existing ally and no driveways will be added to the public streets. This creates a more urban form that is pedestrian friendly.

PLAN DETAILS

The site is located at 1318 and 1322 Pillow Street, north of Merritt Avenue and east of Pillow Street. The site is approximately 0.612 acres in size. The current use of the property is 2 single-family detached units.

Site Plan

The plan proposes up to 10 multi-family residential units: 2 units fronting on Pillow Street, 1 unit on the corner of Merritt Avenue and Pillow Street, 5 units fronting Merritt Avenue, 1 unit fronting a private drive, and 1 unit fronting the existing alley.

The plan provides sidewalks along Merritt Avenue and Pillow Street. All vehicular access is from a private drive that connects to an existing alley. All units will have garages. Additional parking is provided through on-street parking being added to both street frontages. Street trees are proposed to be installed behind the sidewalks along both streets.

Building elevations have been provided for both the Pillow Street frontage and the Merritt Avenue frontage. The units are proposed to be constructed of cementitious siding. Porches and stoops with



Metro Planning Commission Meeting of 02/12/2015

metal roofs are proposed for each unit. The corner unit is designed in such a way that it addresses both street frontages and has an entrance on each.

ANALYSIS

The plan is consistent with the draft preferred future land use policy and adds housing choice to an existing urban neighborhood. The plan meets several critical planning goals including creating a more pedestrian friendly, walkable streetscape and providing an infill development on a underutilized urban lot.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

- Fire Code issues for the structures will be addressed at permit application review

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

- Approved as a Preliminary SP only. Public water and sewer construction plans must be submitted and approved prior to Final SP stage. The required 30% capacity fees must be paid prior to Final SP approval.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Coordinate stormwater outfall location with MPW and Metro Stormwater, may require hard connection to existing off-site infrastructure.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.618	7.26 D	5 U *	48	4	6

*Based on one two-family lot.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.618	-	10 U	73	7	8



Metro Planning Commission Meeting of 02/12/2015

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 5 U	+25	+3	+2

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP-R district: 2 Elementary 1 Middle 1 High

The proposed SP-R zoning district could generate 4 more students than what is typically generated under the existing R6 zoning district. Students would attend Fall-Hamilton Elementary, Cameron Middle School and Glencliff High School. Fall-Hamilton and Glencliff have been identified as over capacity. There is no capacity for elementary students or high school student in this cluster. There is capacity for high school students in an adjacent cluster. This information is based upon data from the school board last updated October 2014.

The fiscal liability of 2 new elementary students is \$43,000 (2 X \$21,500 per student). The fiscal liability of 1 new high school student is \$36,000 (1 X \$36,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the plan is consistent with the draft preferred future policy and meets several critical planning goals.

CONDITIONS

1. Permitted land uses shall be limited to up to 10 multi-family residential units.
2. On the corrected set, add the following note: Finished ground floors and porches shall be elevated a minimum of 18” and a maximum of 36” from the abutting average ground elevation
3. On the corrected set, update the Notes section to remove the reference to PUD.
4. On the corrected set, update the Uses to Residential, Multi-family.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the application request or application.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted,



Metro Planning Commission Meeting of 02/12/2015

eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

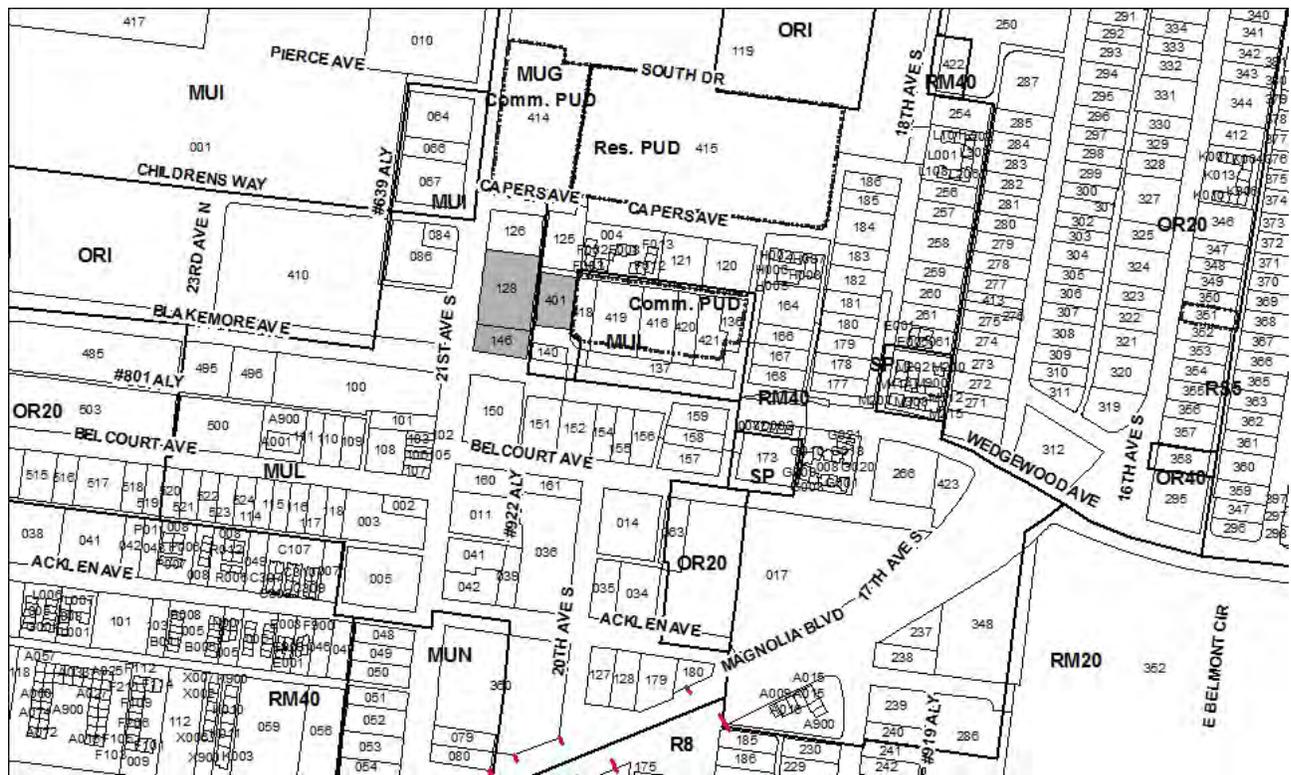
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE



Metro Planning Commission Meeting of 02/12/2015



2005UD-009-001
HILLSBORO VILLAGE UDO (Village 21)
Map 104-108, Parcel(s) 128, 146, 401
Green Hills - Midtown
17 – Sandra Moore



Project No. UDO Amendment
2005UD-009-001(Hillsboro Village UDO)

Project Name Village 21

Associated Case 2014Z-006PR-001

Council District 17 – Moore

School District 8 – Pierce

Requested by Littlejohn Engineering Associates, applicant; Franklin Land Associates, LLC, owner.

Staff Reviewer Diaz

Staff Recommendation *Defer to the February 26, 2015, Planning Commission meeting unless a TIS is received and reviewed by Public Works and Planning staff. If a TIS is received and reviewed, staff recommends approval with conditions.*

APPLICANT REQUEST

Amend the Hillsboro Village Urban Design Overlay District.

Amend the Urban Design Overlay District

A request to amend the Hillsboro Village Urban Design Overlay District for properties located at 1604 and 1610 21st Avenue South and 2024 Blakemore Avenue, at the northeast corner of 21st Avenue South and Blakemore Avenue, zoned RM40 and MUL, (1.35 acres). The associated rezoning, 2014Z-006PR-001, proposes to rezone 2024 Blakemore Avenue to MUL.

Existing Zoning

Multi-Family Residential (RM40) is designed for high intensity multifamily development, typically characterized by mid- and high-rise structures and structured parking. This district is appropriate along primary corridors to meet the policy goals of creating transit-oriented communities and diversity of housing choice.

Mixed-Use Limited (MUL) is intended to implement the moderate intensity mixed-use policies of the general plan and may be policed for concentrations of mixed commercial uses and for existing areas of commercial arterial development that are located in the vicinity of major intersections. The bulk standards permitted by this district, along with the allowable uses, are designed to promote the preservation and adaptive reuse of larger structures that contribute to historical or architectural character of an area.

Hillsboro Village UDO the intent of the Urban Design Overlay is to preserve and enhance the special character of Hillsboro Village by encouraging rehabilitation and new construction that is sensitive to the existing urban form.

Sub-District 1C (Commercial Core: North) Located north of Blakemore/Wedgewood Avenue along 21st Avenue, Sub-district 1C lacks the distinct development character present in Sub-districts 1A and 1B. However, future development should be similar in character to the heart of the Village.



Metro Planning Commission Meeting of 02/12/2015

CRITICAL PLANNING GOALS OF THE UDO

- Maintain a scale and form of development that emphasizes sensitivity to the pedestrian environment.
- Minimize the intrusion of the automobile into the urban setting while still accommodating vehicles
- Provide for the sensitive placement of public spaces in relationship to building masses, street furniture, and landscaping features
- Insure the compatibility of new buildings with respect to the specific character of their immediate context
- Encourage active ground floor uses, such as restaurants, shops and services to animate the street
- Encourage the adaptive use and sensitive rehabilitation of existing historic buildings
- Protect and enhance the economic viability of the area, as well as the diversity of uses and activities
- Accommodate the Village's parking needs while still maintaining a pedestrian-oriented urban environment

GREEN HILLS - MIDTOWN COMMUNITY PLAN

Current Policy

Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

DRAFT Preferred Future Policy

No changes are proposed.

Consistent with Policy?

Yes. The plan shows the development as mixed-use with retail on the ground floor and residential on the upper floors. The development plan also shows streetscape improvements to encourage walkability and presents the building to the street to enhance the urban character of Hillsboro Village.

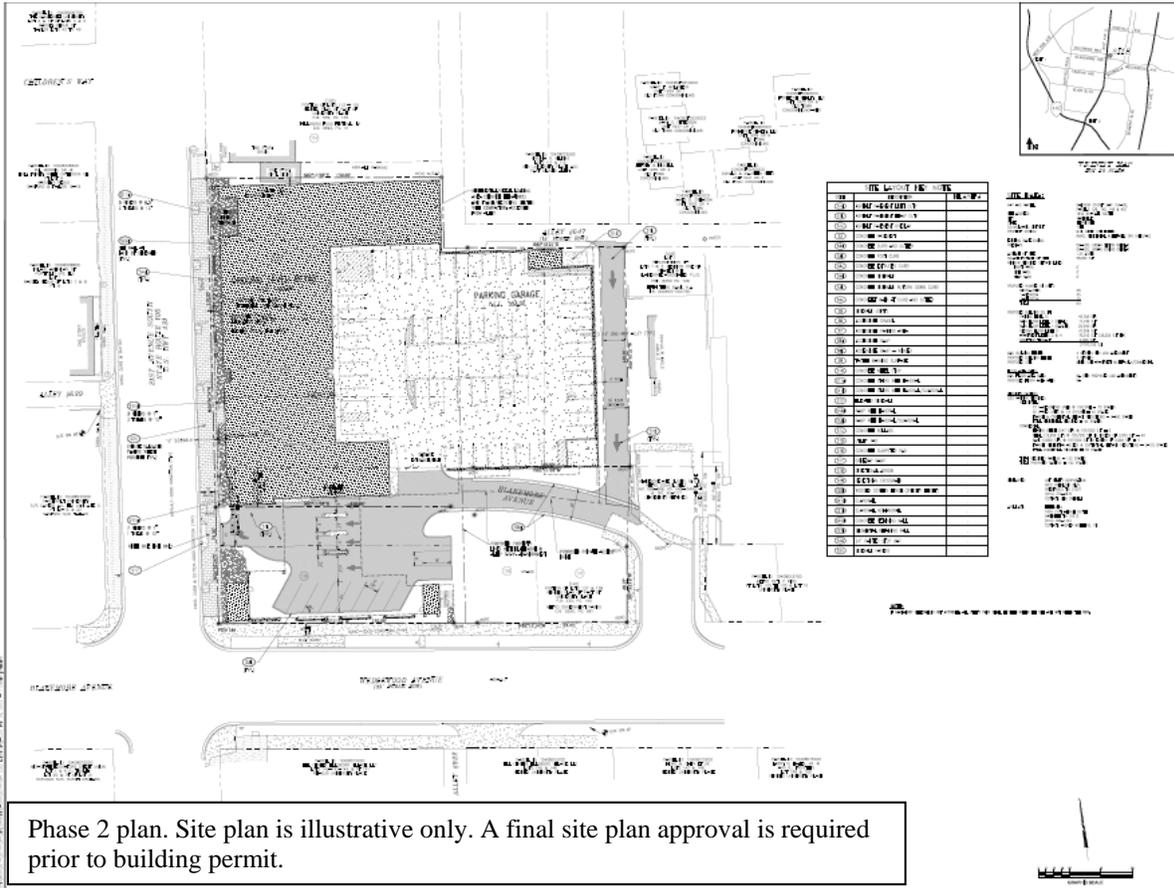
APPLICATION REQUEST DETAILS

Create a new sub-district 1D in the Hillsboro Village UDO:

- **New sub-district**
The new sub-district will maintain all standards from sub-district 1C with the exception of the maximum building height and stories and maximum FAR. The new sub-district will contain properties at 2013 Capers Avenue, 1604 and 1610 2st Avenue South, and 2024 Blakemore Avenue.
 - **Maximum proposed building height in Sub-district 1D**
55 ft. including parapet
 - **Maximum Number of Stories in Sub-district 1D**
4 stories (excluding parking structures)



Metro Planning Commission Meeting of 02/12/2015



Phase 2 plan. Site plan is illustrative only. A final site plan approval is required prior to building permit.

Littlejohn
Professional Land Surveyors, Inc.
10000 Highway 100, Suite 100, Nashville, TN 37203
615-855-1100

UDO SITE PLAN AMENDMENT
CASE NO. 20040-00000
VILLAGE 21
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

GRT REALTY CORPORATION
2000 BROADWAY, SUITE 200
NASHVILLE, TN 37203

C3.0
SITE LAYOUT



Metro Planning Commission Meeting of 02/12/2015

- **Maximum FAR (excluding parking) in Sub-district 1D**
N/A

UDO STANDARDS

1. Existing sub-district 1C Standards

- Sidewalks: Minimum of 8 ft. in width
- Landscaping: Where a generous sidewalk width is crucial, grates with street trees and/or planter should be used.
- Street furniture: Street furniture, such as benches, trash receptacles, and kiosks are appropriate.
- Single Build-to Line: Street line along 21st Ave S. and along intersecting street corner parcels with frontage on 21st Ave S. ^a
- Front Yard set-back where no “Build-to Line” applies: Minimum 0 ft./Maximum 10 ft. from street line. ^{a b}
- Minimum Side Yard Setback: 0 ft.
- Minimum Rear Yard Setback: 0 ft.
- Maximum building height: The building height shall not exceed 3 stories and 45 ft. (including the parapet wall) ^c
- Maximum Height Control Plane: N/A^e
- Maximum Number of Stories: 3 stories (excluding parking structures)
- Required Length of Street Wall: N/A
- Minimum Street-Level Floor Height: 14 ft. (floor to floor)
- % Glazing of Street Wall: 55-85% for first floor & 25-65% for 2nd and 3rd floors along 21st Ave S. ^{f g}
- Maximum FAR (excluding parking): 1.00^h
- Maximum ISR: 1.00ⁱ

a MINIMUM WALL AT BUILD-TO LINE: At least 50% of the front building wall shall be built to the build-to line or, where applicable, within the maximum setback line. Where the build-to line is the street line, walls designed with projecting elements, such as pilasters, may be setback not more than two (2) feet from the build-to line. Flat front building walls uninterrupted by “breaks” (such as pilasters; vertical recesses in the wall; or color or material changes) shall not exceed 25 feet in width.

b INCREASED SETBACK: The maximum 10 ft. setback may be increased to not more than 15 ft. from the street line whenever the area between the street line and the front building wall is designed and constructed as an outdoor dining courtyard.

c APPLICABILITY OF HEIGHT: In Sub-districts 1A, 1B, and 1C, the maximum height applies to any portion of the building.

d SLOPED ROOFS REQUIRED: No flat roofs are permitted; roofs shall have a minimum 6:12 slope (6 vertical for 12 horizontal) and a maximum 12:12 slope. The sloped roof standard shall not apply to porch or dormer roofs.

e NO HEIGHT CONTROL PLANE APPLICABLE: No height control plane, including that of the base district, shall apply within these sub-districts.

f CORNER LOT GLAZING: On corner lots with frontage on 21st Ave. S., the glazing requirements shall apply only to the wall facing 21st Ave. S.

g GLAZED AREA CALCULATION: The first floor glazed area calculation shall be based on the façade area measured to a height of 14 ft. from grade.

h FLOOR AREA BONUS: Floor space in addition to that allowed by the applicable FAR shall be permitted for uses other than parking at a rate of 300 square feet for nonresidential uses, or 600 square feet for residential uses, for each permanent parking space provided that is in excess of the parking required for the development on the site.



Metro Planning Commission Meeting of 02/12/2015

i LANDSCAPE AREA EXCLUDED: ISR shall not apply to the area needed to provide required landscaping for parking lots or to the area needed to provide required landscape buffering along a base zone district boundary (see Section D).

- p. Restriction on Parking in Front Setback: No parking in portion of front yard between building and street line
- q. Minimum Parking Requirement Other Than Base District: No variation in base district standard
- r. Use of Parking: Parking in excess of that meeting required on-site needs may be used to satisfy off-site parking needs of uses located anywhere within the UDO ^a
a WAIVER OF DISTANCE BETWEEN USE AND "OFF-SITE" PARKING: There shall be no limitation on the distance between a use in the UDO and any "off-site" parking leased or owned by that use to satisfy its needs.

2. New sub-district ID. The new sub-district will maintain all standards from sub-district 1C with the exception of the maximum building height, maximum number of stories and maximum FAR. All other standards will be carried over from sub-district 1C to the new sub-district 1D. The new sub-district should contain properties at 2013 Capers Avenue in addition to those proposed by the applicant at 1604 and 1610 2nd Avenue South, and 2024 Blakemore Avenue. The new sub-district would serve as a transition from Vanderbilt on 21st Avenue South, across from Capers Avenue, and Hillsboro Village.

- **Maximum building height.** The request is to go 6.5 ft. higher than it is currently allowed in sub-district 1C. The request is to go from 45 ft. to 55 ft. in total height including parapet, measured from the lowest point on 21st Ave S front property line. The height change will create a transition between sub-district 1A, which allows a maximum of 45 ft. and Vanderbilt, which is outside the UDO and is 69 ft. in height.
- **Maximum Number of stories.** The requested number of stories in one story taller than required in the UDO. The site has a slope that ascends in the rear allowing 4 stories within 51.5 ft. in the front facing 21st Avenue South and 3 stories on Blakemore Avenue.
- **Maximum FAR (excluding parking).** The maximum FAR in the UDO is 1.00 limiting the project to less building floor area. The request is to exempt the new sub-district and Village 21 project from a maximum FAR requirement.

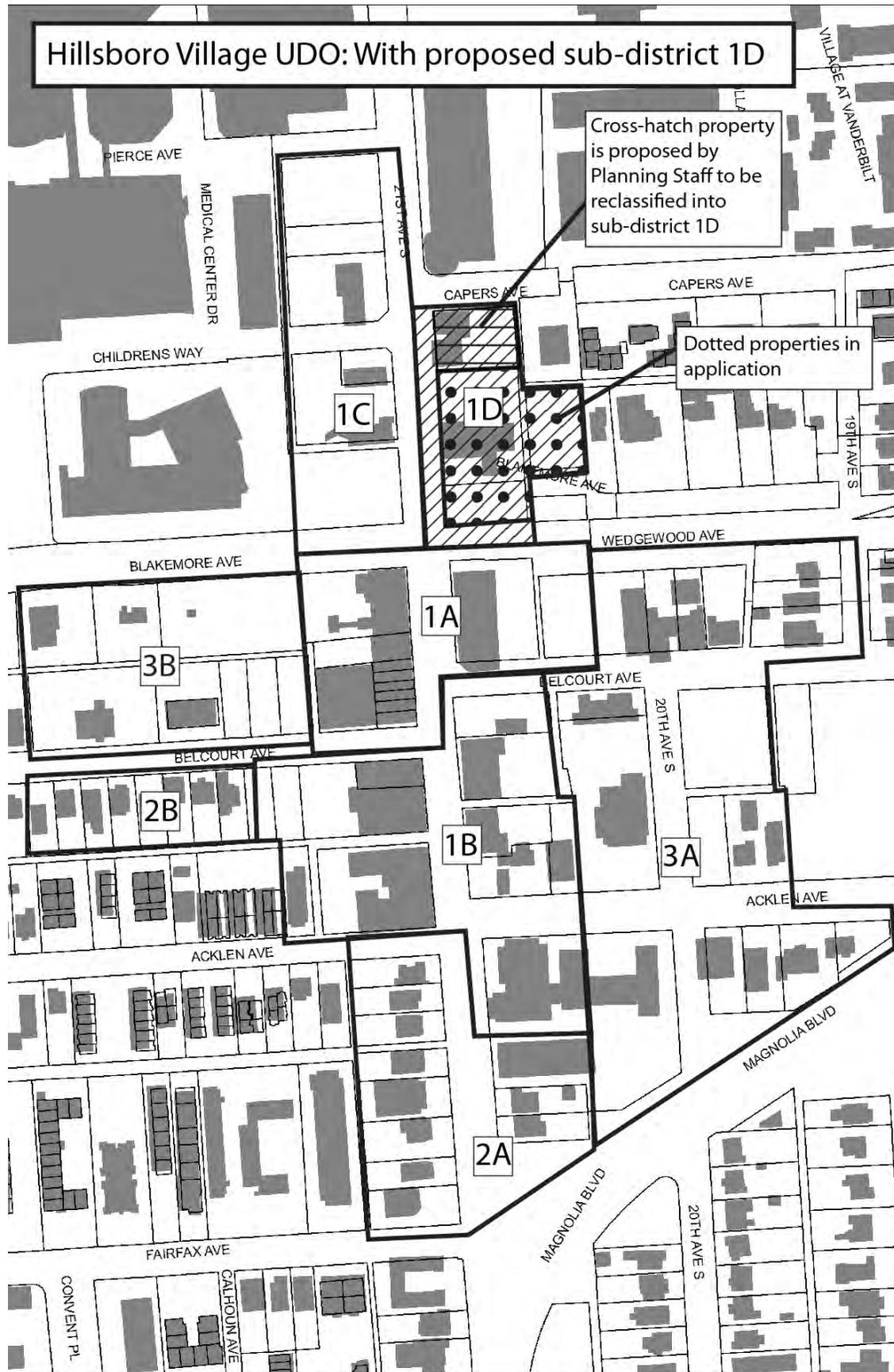
Context

The existing site is comprised of a one story Regions Bank building and surface parking lots. The abutting property at 2013 Capers Avenue has a 2 story commercial building. Surrounding the project site is 21st Avenue South, Capers Avenue, Blakemore Avenue, a service alley and Wedgewood Avenue. The alley is planned to be relocated to the back of the site but maintain the entrance and exit to the alley from Capers Avenue and Wedgewood Avenue. The site is also adjacent to a property owned by the Metro Parks Department which will remain green open space. The proposed site will contribute to the urban character already established in Hillsboro Village across from Wedgewood Avenue on 21st Avenue South and promote walkability with improved sidewalks and streetscape. North of the proposed site, Vanderbilt University has a building approximately 69 ft. tall that does not transition effectively into the current Hillsboro Village UDO sub-district that allows up to 45 ft. in height. With the new proposal for a mixed-use development in the site, Planning Staff recommends that the new sub-district 1D be considered to be used as a transition between Vanderbilt University, which is outside of the UDO and what is across from Wedgewood Avenue at 45 ft. tall within the UDO.



Metro Planning Commission Meeting of 02/12/2015

Hillsboro Village UDO: With proposed sub-district 1D





Metro Planning Commission Meeting of 02/12/2015

HILLSBORO VILLAGE DESIGN REVIEW COMMITTEE AND COMMUNITY INPUT

Community Meeting

A community meeting was held on February 3, 2015 with approximately 30 people in attendance. Attendees were generally in support for the project, citing the need for additional housing, shopping and dining options in the area. Concerns expressed were focused on details such as keeping sidewalks open during construction, minimizing construction noise, traffic flow, and pedestrian/bike accommodations.

Design Review Committee Meetings

An initial Design Review Committee meeting was held 1/13/15 for the DRC to provide comments prior to the community meeting. The DRC made a few comments to strengthen the design, including the inclusion of an active use at the corner of Wedgewood and 21st Avenue and design elements that would incorporate vertical architectural elements to connect the upper and lower floors to be more in character with the rest of Hillsboro Village. Design Review Committee Members questioned why this project was not utilizing the FAR bonus that grants 300 square feet of space for each parking space provided in excess of the minimum parking standards. The applicant provided information of the number of parking spaces that they were providing in excess of the parking requirements (49 at that time)

At the second DRC meeting held 02/03/15, the DRC responded favorably to the design changes made that addressed their comments from the first meeting, however, the DRC members continued to have concerns that the FAR bonus provision from additional parking was not incorporated into the project and finally voted to approve the request to amend the UDO but maintain the FAR standard of 1.00 with footnote h that allows the Floor Area Bonus. The DRC discussed their desire to accommodate the project but still uphold the purpose of the UDO to “accommodate the Village’s parking needs while still maintaining a pedestrian-oriented urban environment.” The bonus is footnote h in the Regulatory Standards section of the UDO:

FLOOR AREA BONUS: Floor space in addition to that allowed by the applicable FAR shall be permitted for uses other than parking at a rate of 300 square feet for nonresidential uses, or 600 square feet for residential uses, for each permanent parking space provided that is in excess of the parking required for the development on the site.

ANALYSIS

The requests for the new sub-district 1D is in keeping with the purpose of the UDO to create a walkable neighborhood with a mixture of housing, shopping and dining options. The new sub-district 1D will transition Hillsboro Village from the taller buildings of Vanderbilt across from Capers Avenue to the Hillsboro Village’s shorter buildings in sub-district 1A across from Wedgewood Avenue. However, the Design Review Committee expressed that the proposed new district did not accommodate the Village’s parking needs as stated in the purpose statement of the UDO and that the maximum FAR standard was still needed but bonuses should be allowed through the provision of additional parking, as has been the standard in the UDO since its creation.

However, a TIS has not been submitted for review by Public Works and Planning staff. Therefore, staff recommends deferral, unless a TIS is received and reviewed.



Metro Planning Commission Meeting of 02/12/2015

PUBLIC WORKS RECOMMENDATION

Awaiting Public Works comments.

TRAFFIC & PARKING

Returned. Additional analysis has been requested from Traffic engineer.

WATER SERVICES RECOMMENDATION

Approved.

This development lies in a combined sewer watershed. Before Final Site Plan stage, we request the applicant meet with Metro Water to discuss how storm and sanitary sewage will be handled with this development. This development also requires public construction plans for both water and sewer to be approved before Final Site Plan approval. Part of this construction requires public utility abandonment, which will require a Mandatory Referral.

STORMWATER RECOMMENDATION

Approved

HISTORIC ZONING

Approved

STAFF RECOMMENDATION

Staff recommends deferral to the February 26, 2015, Planning Commission meeting unless a TIS is received and reviewed by Public Works and Planning staff. If a TIS is received and reviewed, staff recommends approval with conditions.

CONDITIONS

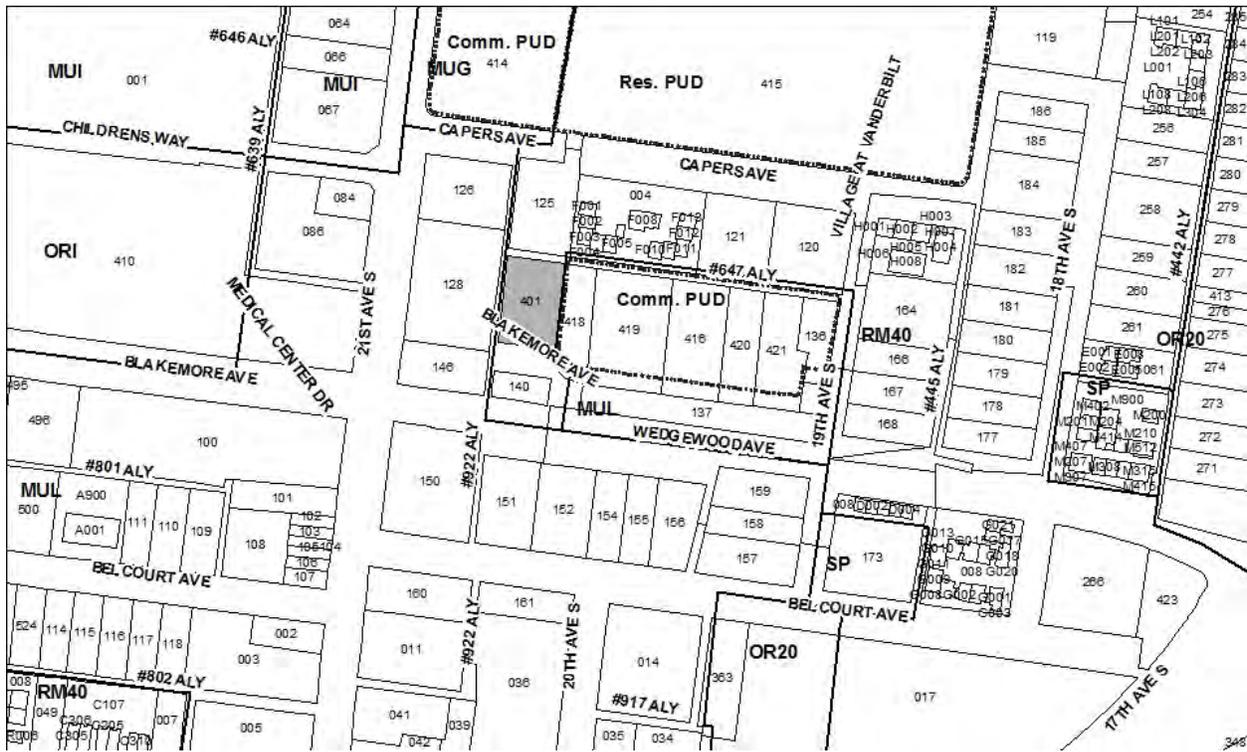
1. Approval of the amendment in no way confers a site plan approval for the project. The applicant must apply for a final site plan approval, submitting the required application and all required drawings, for review through the development review process with all pertinent agencies. This is not a site plan approval.
2. A maximum FAR of 1.0 shall be included in new sub-district 1D.
3. Planning staff shall file an application to amend the property at 2013 Capers Avenue into the new sub-district 1D.



SEE NEXT PAGE



Metro Planning Commission Meeting of 02/12/2015



2015Z-006PR-001
2024 BLAKEMORE AVENUE
Map 104-08, Parcel(s) 401
10, Green Hills - Midtown
17 (Sandra Moore)



Project No. **Zone Change 2015Z-006PR-001**
Associate Case 2005UD-009-001
Council District 17 – Moore
School District 8 – Pierce
Requested by Littlejohn, applicant; Franklin Land Associates, LLC, owner.

Staff Reviewer Nalbantyan
Staff Recommendation *Defer to the February 26, 2015, Planning Commission meeting unless a TIS is received and reviewed by Public Works and Planning staff. If a TIS is received and reviewed, staff recommends approval with conditions.*

APPLICANT REQUEST
Zone change from RM40 to MUL.

Zone Change
 A request to rezone from Multi-Family Residential (RM40) to Mixed Use Limited (MUL) zoning for property located at 2024 Blakemore Avenue, approximately 130 feet north of Wedgewood Avenue (0.32 acres).

Existing Zoning
Multi-Family Residential (RM40) is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre. *RM40 would permit a maximum of 12 units.*

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

CRITICAL PLANNING GOALS
 N/A

GREEN HILLS-MIDTOWN COMMUNITY PLAN
T4 Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

DRAFT Preferred Future Policy
 No changes proposed.

Consistent with Policy?
 Yes. MUL is consistent with the T4 Urban Mixed Use Neighborhood policy. The property is located one block east of 21st Avenue South. Surrounding properties to the east and west of the



Metro Planning Commission Meeting of 02/12/2015

subject property are zoned MUL. Rezoning to MUL will allow for the redevelopment of multiple sites that would help further the goals of the mixed use policy for this area.

PUBLIC WORKS RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

TRAFFIC & PARKING RECOMMENDATION

Returned for corrections

- An associated TIS has been received for the UDO plan. Comments are forthcoming.

Maximum Uses in Existing Zoning District: **RM40**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.32	40 D	12 U	102	10	11

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.32	1.00 F	17,740 SF	797	22	65

Traffic changes between maximum: **RM40** and **MUL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+695	+12	+54

METRO SCHOOL BOARD REPORT

Projected student generation existing RM40 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed MUL district: 0 Elementary 0 Middle 0 High

STAFF RECOMMENDATION

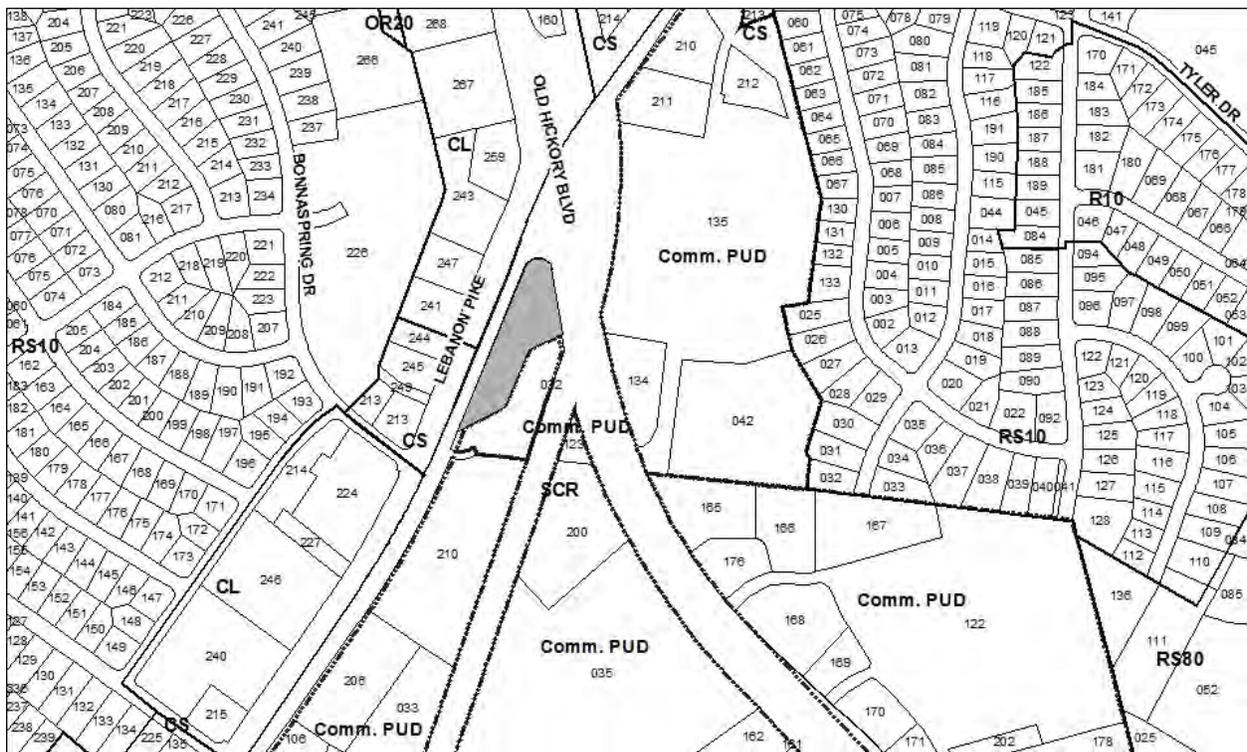
Staff recommends deferral unless a TIS is received and reviewed by Public Works and Planning staff. If a TIS is received and reviewed, approve with conditions.



SEE NEXT PAGE



Metro Planning Commission Meeting of 02/12/2015



128-78G-001

HERMITAGE BUSINESS CENTER PUD (AMENDMENT)

Map 075, Parcel(s) 032

14, Donelson - Hermitage

14 (James Bruce Stanley)



Project No.	128-78G-001
Project Name	Hermitage Business Center PUD
Council District	14 - Stanley
School District	4 - Shepherd
Requested by	Civil Site Design Group PLLC, applicant; Richard H. Watts Family LTD Partnership, owner.
Staff Reviewer	Milligan
Staff Recommendation	<i>Defer to the March 12, 2105, Planning Commission meeting.</i>

APPLICANT REQUEST

Amend the Hermitage Business Center Planned Unit Development.

PUD

A request to amend the Hermitage Business Center Planning Unit Development Overlay District for a portion of property located at 4001 Lebanon Pike, at the corner of Lebanon Pike and Old Hickory Boulevard, zoned SCR, to add 1.2 acres to the boundary of the PUD.

STAFF RECOMMENDATION

Staff recommends deferral to the March 12, 2015, Planning Commission meeting.



SEE NEXT PAGE

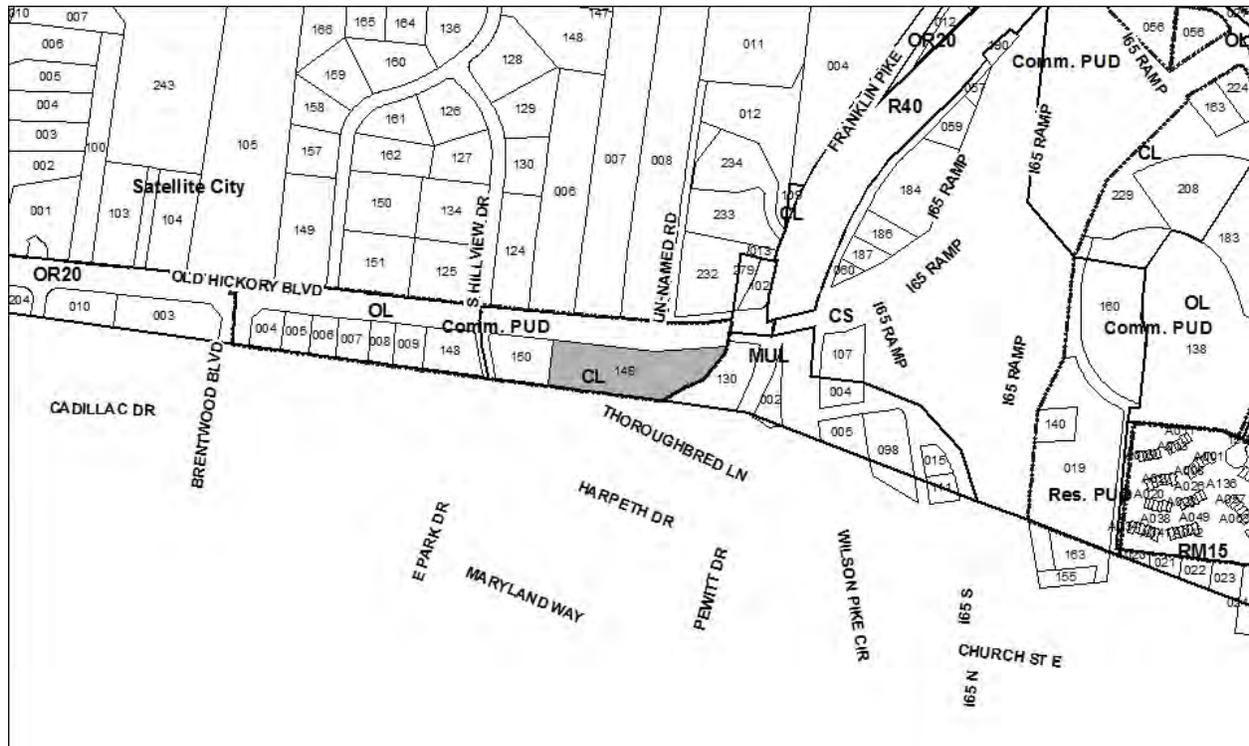


PLANNING COMMISSION ACTIONS

- **Planned Unit Developments (Final)**



Metro Planning Commission Meeting of 02/12/2015



65-82P-001
MARYLAND FARMS (DUNKIN DONUTS)
Map 171, Parcel(s) 149
10, Green Hills - Midtown
34 (Carter Todd)



Project No.	Planned Unit Development 65-82P-001
Project Name	Maryland Farms (Dunkin Donuts)
Council District	34 – Todd
School District	8 – Pierce
Requested by	Development Management Group, applicant; SIG, LLC, owner.
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Revise preliminary plan and final site plan approval for a portion of the Maryland Farms PUD.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of The Maryland Farms Commercial Planned Unit Development Overlay District for property located at 4900 Thoroughbred Lane, approximately 400 feet south of Franklin Pike, zoned Commercial Limited (CL), (3.38 acres), to permit a change of use from a financial institution to a restaurant and a modification to the parking lot.

Existing Zoning

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

CRITICAL PLANNING GOALS

N/A

REQUEST DETAILS

The subject property is located southwest of the intersection of Old Hickory Boulevard and Franklin Pike. The site is bounded to the north by the City of Oak Hill and to the south by Williamson County. Surrounding zoning includes CL, OL, MUL and PUD. The zoning of the property is CL and PUD overlay.

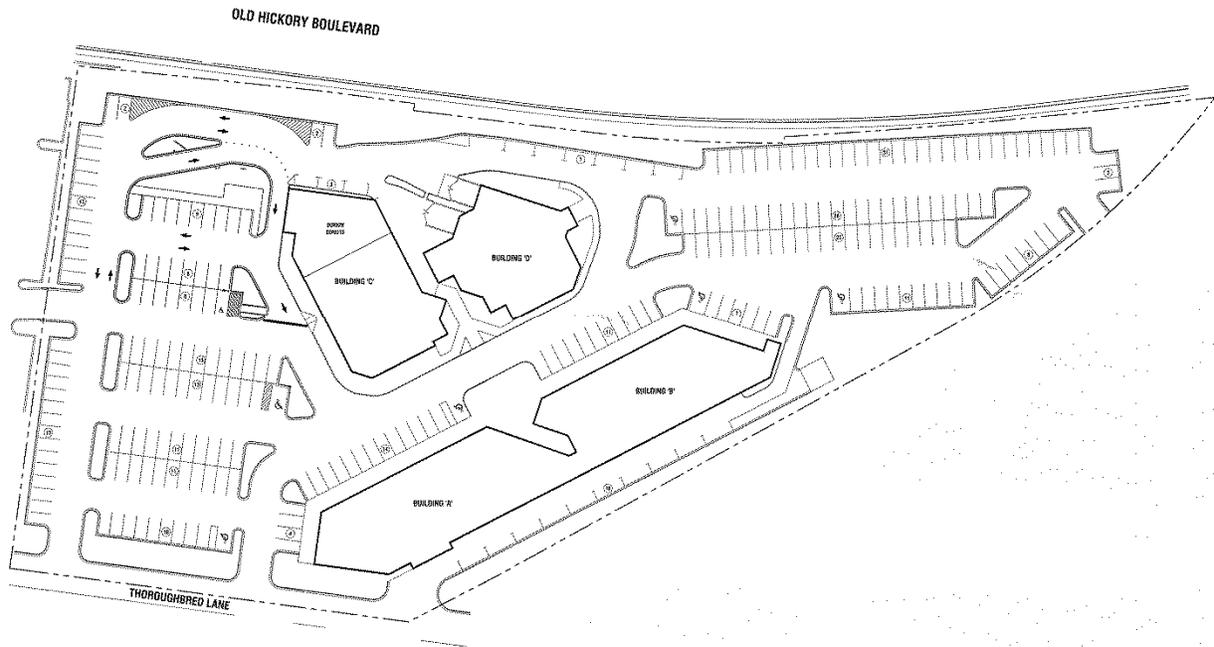
ANALYSIS

The Maryland Farms PUD (Merchant’s Walk Shopping Center) is located southwest of the intersection of Old Hickory Boulevard and Franklin Pike. The entire PUD was approved by Council in 1982 for commercial uses and was amended in 1985 to permit office uses on Lot 1. Since then, the Planning Commission has approved several revisions; the most recent revision was approved in 2003 to permit the addition and reconfiguration of parking.

The Zoning Code permits the Planning Commission to approve increases in floor area from what was approved by Council, as long as any increase does not exceed ten percent of the last Council approval. The requested revision does not propose any change to the overall building area. Rather, the request is to convert to another approved use and to reconfigure the parking lot to permit the addition of a drive-thru.



Metro Planning Commission Meeting of 02/12/2015



Proposed Site Plan



Metro Planning Commission Meeting of 02/12/2015

No changes are being proposed that conflict with the concept of the Council approved plan. The parking lot modification and conversion to another approved use proposed for building “C” are consistent with the concept of the PUD. Consequently, staff finds that the proposed revision is a minor modification.

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

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

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
 - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
 - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
 - h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
 - i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.



Metro Planning Commission Meeting of 02/12/2015

- j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.

The proposal is for a revision to the preliminary plan and for final site plan approval to permit a modification to the parking lot as well as the conversion from one approved use to another. The site plan includes an existing two-story building. The purpose of the modification to the parking lot is to create a drive-thru for the proposed restaurant use. The reconfiguration results in a net loss of 5 parking spaces, but the site is still over the required parking by 28 spaces. The final site plan is consistent with all requirements of the Zoning Code.

As the proposed revision keeps with the overall intent of the PUD and the final site plan is consistent with the Zoning Code, staff recommends approval of the request.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Comply with MPW Traffic Engineer Conditions

TRAFFIC & PARKING RECOMMENDATION

No exception taken



Metro Planning Commission Meeting of 02/12/2015

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved - All grease traps must be submitted for review with MWS Grease Control Division. Private water and sewer infrastructure cannot be built off of these plans. Capacity fees must be paid before pulling water and sewer connection permits.

STAFF RECOMMENDATION

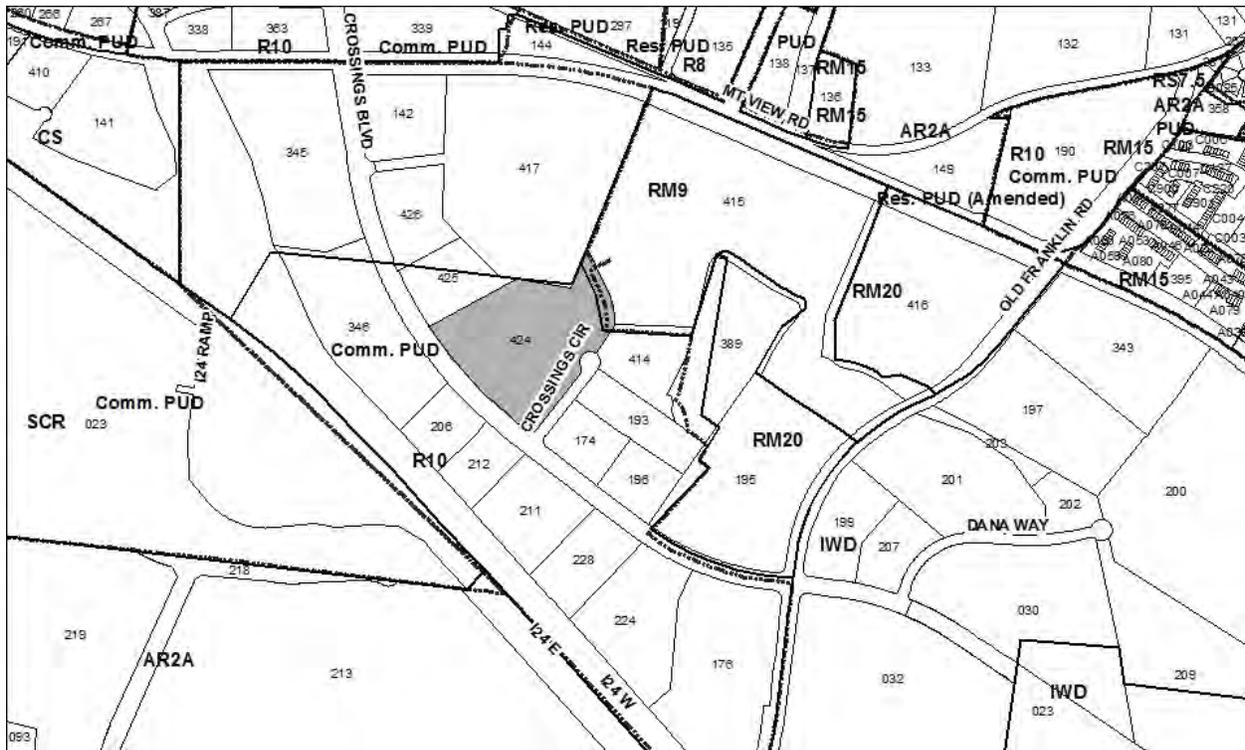
Staff recommends approval with conditions.

CONDITIONS

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
4. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
5. 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.
6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
7. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.



Metro Planning Commission Meeting of 02/12/2015



84-87P-002

THE CROSSINGS OF HICKORY HOLLOW (PRELIMINARY PUD REVISION)

Map 163, Parcel(s) 424

13, Antioch - Priest Lake

32 (Jacobia Dowell)



Project No.	Planned Unit Development 84-87P-002
Project Name	The Crossings of Hickory Hollow (Revision)
Council District	32 – Dowell
School District	6 – Hunter
Requested by	SEC, Inc, applicant; Freeland Realty 3, LLC, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Revision to the preliminary plan for a portion of the Planned Unit Development to permit 120,653 SF of retail, office and distribution uses.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan for a portion of The Crossings of Hickory Hollow Commercial Planned Unit Development Overlay District for a portion of property located at Crossings Boulevard (unnumbered), at the north corner of Crossings Boulevard and Crossings Circle, zoned One and Two-Family Residential (R10), (12.64 acres), to permit the development of a 120,653 square foot retail, office and distribution center, were previously approved for technology center and general commercial.

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 55 lots with 13 duplex lots for a total of 81 units.*

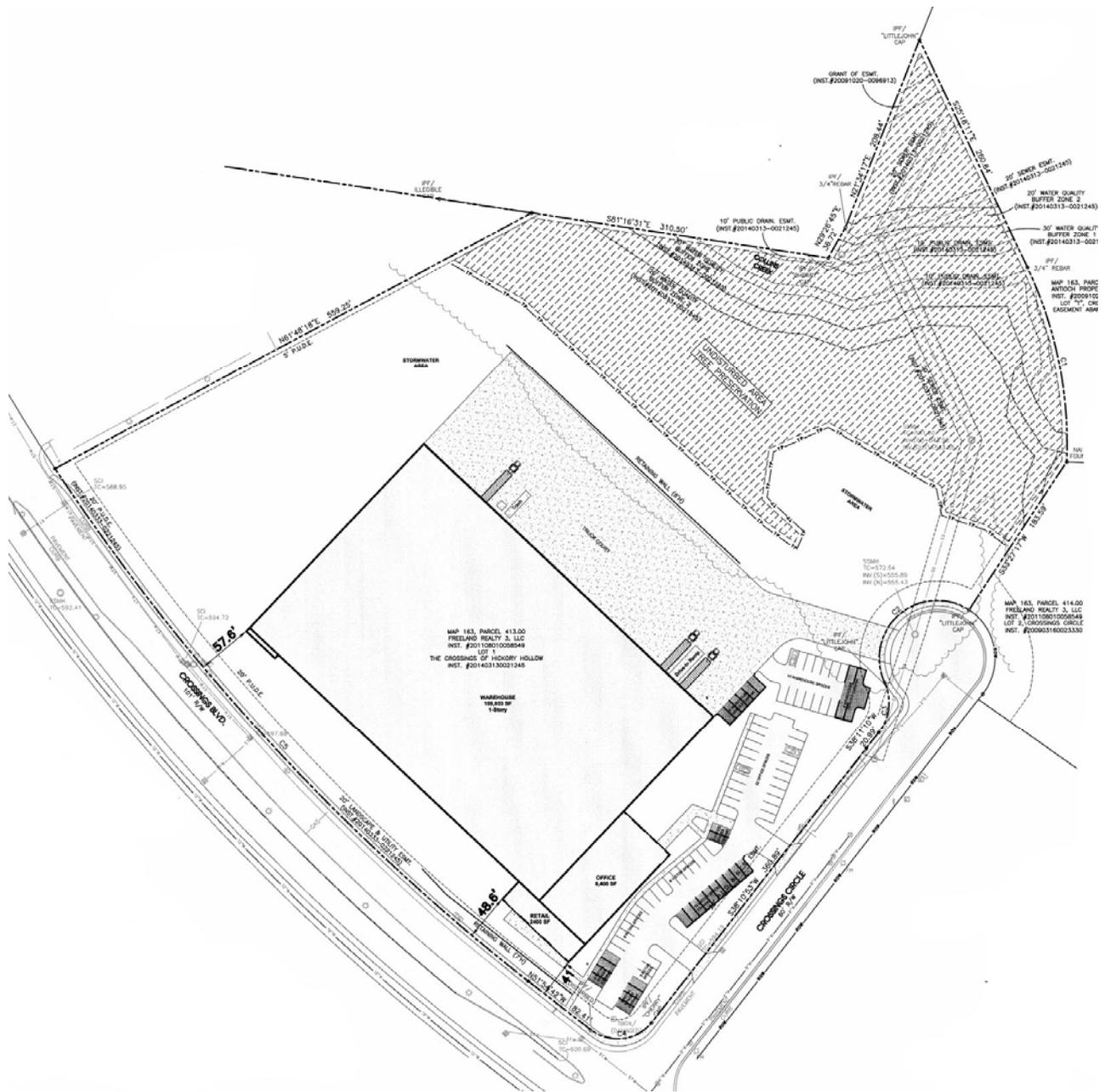
Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of 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 provision of an adequate roadway system or essential utilities and services. This PUD plan 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. *The subject PUD permits a variety of commercial and office uses.*

CRITICAL PLANNING GOALS

N/A



Metro Planning Commission Meeting of 02/12/2015



Proposed Revision



Metro Planning Commission Meeting of 02/12/2015

PLAN DETAILS

The site is located on the east side of Crossings Boulevard, just east of I-24 to the north. The subject site is vacant. The plan identifies building composed of 109,853 square feet of warehouse use, 8,400 square feet of office use and 2,400 square feet of retail use.

The site will be accessed on Crossings Circle. Two vehicular access points are provided for the retail and office space, while truck access will be provided by a separate access point on Crossing Circle. A total of 54 parking stalls have been provided for these uses. However, the total amount of parking provided does not meet the parking requirement of 84 stalls required by the Code. The applicant has requested that a portion of the required parking, 30 parking stalls, allowed to be labeled as deferred parking due to reduced employee demand. Approvals for deferred parking were granted to this site in the past and Metro Traffic and Parking has approved the deferred parking for this revision.

An eight foot sidewalk and a 6 foot grass strip will be installed along Crossings Boulevard. A five foot sidewalk and a four foot grass strip will be installed along Crossings Circle. An internal sidewalk network is also shown. A sidewalk connection has been provided to connect the parking area to the retail entrance and to the corner of Crossings Boulevard. The rear portion of the site is heavily wooded and abuts Collins Creek. The plan identifies this area as an “undisturbed tree preservation area.”

ANALYSIS

The original PUD was approved in 1984 for over a million square feet of commercial and office uses. The PUD has been revised numerous times throughout the years, but has maintained the original concept. The subject site was approved for 163,656 square feet of commercial in 2000. Since the proposed use is located in an area currently identified as technology and general commercial, staff finds that the proposed change is a minor modification. Staff recommends approval of the deferred parking plan based on an approval from the Traffic Engineer, to avoid requiring more parking spaces than are actually needed to serve this site and to reduce the visual and drainage impacts caused by large impervious surface areas.

Section 17.40.120.G permits the Planning Commission to approve “minor modifications” under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, which is provided below for review.

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

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned



Metro Planning Commission Meeting of 02/12/2015

unit development master plan being amended by the council shall adhere to all provisions of this code:

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

FIRE MARSHAL'S OFFICE

N/A



Metro Planning Commission Meeting of 02/12/2015

PUBLIC WORKS RECOMMENDATION

Approved with Conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Sidewalks adjacent to the roadway should be located within ROW, dedicate ROW to the back of sidewalk prior to building permit approval
- Comply with MPW Traffic Engineer Conditions

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

STORMWATER RECOMMENDATION

Conditions if approved

- May need additional stormwater management areas.

WATER SERVICES

Approved

- Approved as a Preliminary PUD only.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Internal sidewalks within the site shall be a minimum of five feet in width.
2. Sidewalks adjacent to the roadway should be located within ROW, dedicate ROW to the back of sidewalk prior to building permit approval
3. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
4. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
5. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs. Billboards are prohibited.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
7. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
8. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.



Metro Planning Commission Meeting of 02/12/2015



89P-022-005

MELROSE SHOPPING CENTER PUD (GALE PARK)

Map 118-06, Parcel(s) 176

10, Green Hills - Midtown

17 (Sandra Moore)



Project No.
Project Name

Planned Unit Development 89P-022-005
Melrose Shopping Center (Gale Park)

Council District
School District
Requested by

17 – Moore
7 – Pinkston
Dean Design Group, applicant; Gale Park Mixed Use Partnership, GP, owner.

Staff Reviewer
Staff Recommendation

Sajid
Approve with conditions.

APPLICANT REQUEST

Revise preliminary plan and final site plan approval for a portion of the Melrose Shopping Center (Gale Park) PUD.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final approval for a portion of the Melrose Shopping Center (Gale Park) Commercial Planned Unit Development Overlay District for property located at 400 Overbeck Lane, approximately 345 feet west of Gale Lane, zoned Mixed Use Limited (MUL), (0.2 acres), to permit 3,500 square feet of office/retail space and 2 office/multi-family units over office/retail uses where 4,200 square feet of retail space and five multi-family units were previously approved.

Existing Zoning

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

CRITICAL PLANNING GOALS

N/A

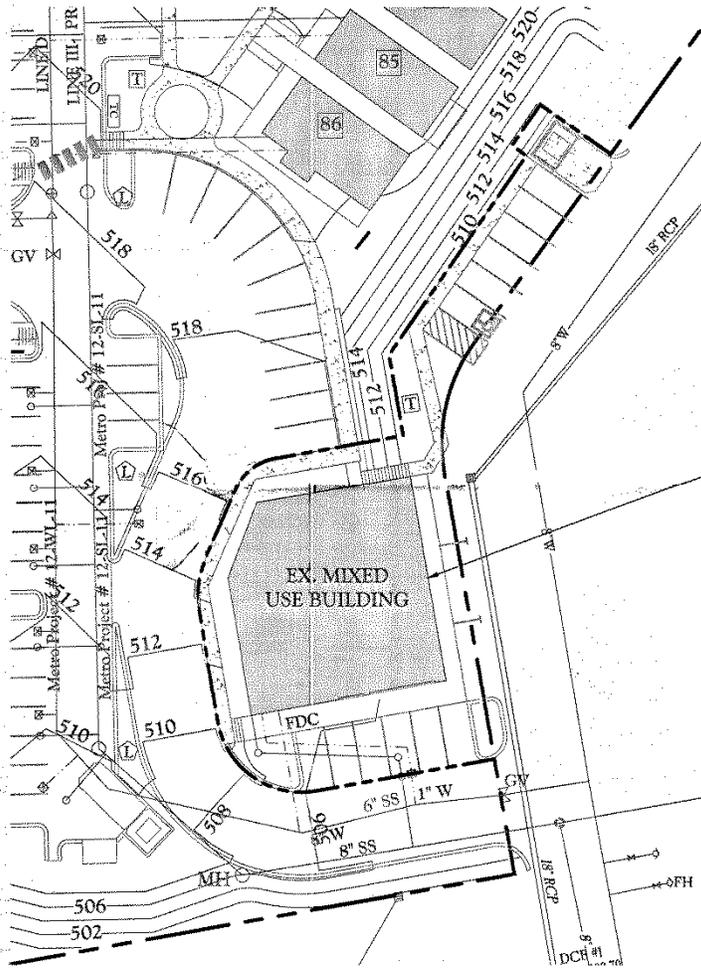
ANALYSIS

The Melrose Shopping Center (Gale Park) PUD is located southwest of the intersection of Gale Lane and Franklin Pike, near the Metro/Berry Hill boundary. The entire PUD was approved by Council in 1989 for commercial uses. Metro Council approved a rezoning of the property from SCC to MUL in conjunction with an amendment to the PUD in 2007. The rezoning and amendment permitted the addition of residential uses.

The Zoning Code permits the Planning Commission to approve increases in floor area from what was approved by Council, as long as any increase does not exceed ten percent of the last Council approval. The requested revision does not propose any change to the overall building area that was previously approved by Metro Council. Rather, the request is to reclassify uses to permit office uses in the building located on parcel 176.



Metro Planning Commission Meeting of 02/12/2015



THIS PUD REVISION PROPOSES TO RECLASSIFY THE USES
WITHIN THE EXISTING MIXED USE BUILDING AS FOLLOWS:
FIRST FLOOR: 3,500 S.F. OF OFFICE RETAIL
SECOND FLOOR: TWO 1,750 SF UNITS
CLASSIFIED AS MULTI-FAMILY/OFFICE SPACE

Proposed Site Plan



Metro Planning Commission Meeting of 02/12/2015

No changes are being proposed that conflict with the concept of the Council approved plan. The revised site layout and conversion to another approved use proposed for the building on parcel 176 are consistent with the concept of the PUD. Consequently, staff finds that the proposed revision is a minor modification.

Section 17.40.120.F permits the Planning Commission establishes types of changes that require Metro Council concurrence. Staff finds that the request does not meet the threshold for Metro Council concurrence and may be approved by the Planning Commission as a revision to the PUD. Section 17.40.120.F is provided below for review.

F. Changes to a Planned Unit Development District.

1. Modification of Master Development Plan. Applications to modify a master development plan in whole or in part shall be filed with and considered by the planning commission according to the provisions of subsection A of this section. If approved by the commission, the following types of changes shall require concurrence by the metropolitan council in the manner described:
 - a. Land area being added or removed from the planned unit development district shall be approved by the council according to the provisions of Article III of this chapter (Amendments);
 - b. Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance shall be authorized by council ordinance;
 - c. A change in land use or development type beyond that permitted by the specific underlying zoning district shall be authorized only by council ordinance; or
 - d. An increase in the total number of residential dwelling units above the number last authorized by council ordinance or, for a PUD district enacted by council ordinance after September 1, 2006, an increase in the total number of residential dwelling units above the number last authorized by council ordinance or above the number last authorized by the most recent modification or revision by the planning commission; or
 - e. When a change in the underlying zoning district is associated with a change in the master development plan, council shall concur with the modified master development plan by ordinance.
- e.[f.] Any modification to a master development plan for a planned unit development or portion thereof that meets the criteria for inactivity of Section 17.40.120.H.4.a.

The proposal is for a revision to the preliminary plan and for final site plan approval to permit 3,500 square feet of office/retail space and 2 second story office/multi-family units where 4,200 square feet of retail space and five multi-family units were previously approved. The site plan includes an existing two-story building. As the proposed revision is to reclassify permitted uses within an existing building, no additional site improvements are proposed. The final site plan is consistent with the Zoning Code requirements for parking.

As the proposed revision keeps with the overall intent of the PUD and the final site plan is consistent with the Zoning Code, planning staff recommends approval of the request.



Metro Planning Commission Meeting of 02/12/2015

FIRE MARSHAL RECOMMENDATION

Approved with conditions

- Fire Code issues for the structures will be addressed at permit application review

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Comply with MPW Traffic Engineer Conditions

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

- As our latest availability study matches this Final Site plan proposal, we recommend approval. The revised fee balances must be paid before pulling water and sewer connection permits on these properties.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

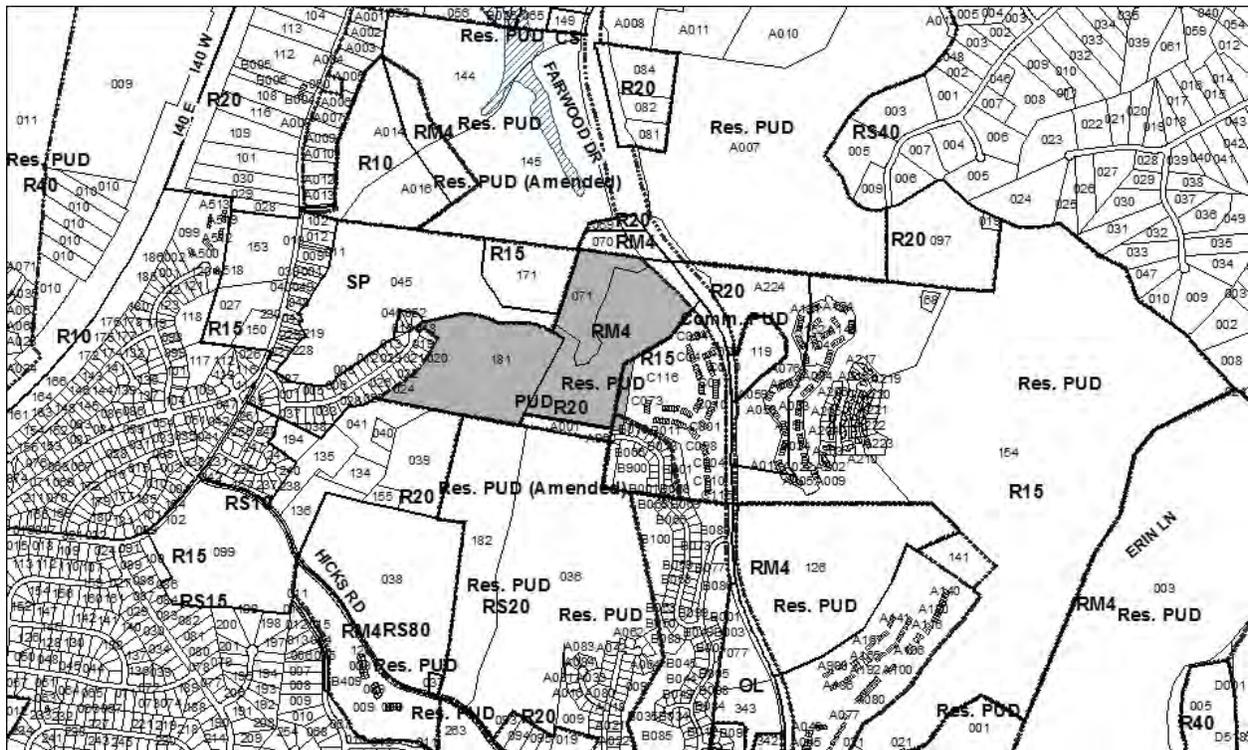
1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
4. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
5. 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.
6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
7. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.



SEE NEXT PAGE



Metro Planning Commission Meeting of 02/12/2015



2001P-003-001

HUTTON RESIDENTIAL DEVELOPMENT (PERIODIC REVIEW)

Map 128, Parcel(s) 071, 181

06, Bellevue

22 (Sheri Weiner)



Project No.
Project Name
Council District
School District
Requested by

Planned Unit Development 2001P-003-001
Hutton Residential PUD Review
22 – Weiner
9 – Frogge
Councilmember Sheri Weiner.

Staff Reviewer
Staff Recommendation

Swaggart
Find the PUD to be inactive, and recommend to the Metro Council that the PUD continue to be implemented as adopted.

APPLICANT REQUEST

Periodic review of a Planned Unit Development.

Periodic PUD Review

A request to the Metro Planning Commission for a periodic review of a Residential Planned Unit Development Overlay District located at Old Hickory Boulevard (unnumbered), approximately 2,075 feet north of Summit Oaks Drive, zoned RM4, R15 and R20 (58.81 acres), approved for 130 condominium units.

Existing Zoning

The site is zoned R15, R20, RM4 with a PUD overlay that limits development to 130 multi-family units.

PUD DETAILS

The subject PUD is located east of Old Hickory Boulevard and north of Hicks Road in the Bellevue area. The Planning Commission recommended that Council approve the PUD on February of 2002. Council adopted the PUD in April of 2002.

The Council adopted PUD is approved for 130 multi-family units (condominiums). A majority of the site is encumbered by steep slopes in excess of 25 percent. The approved development foot print primarily stays out of the steeper slopes and maintains over 70% (~42 acres) of the site, which includes the steep slopes, in open space.

PERIODIC PUD REVIEW

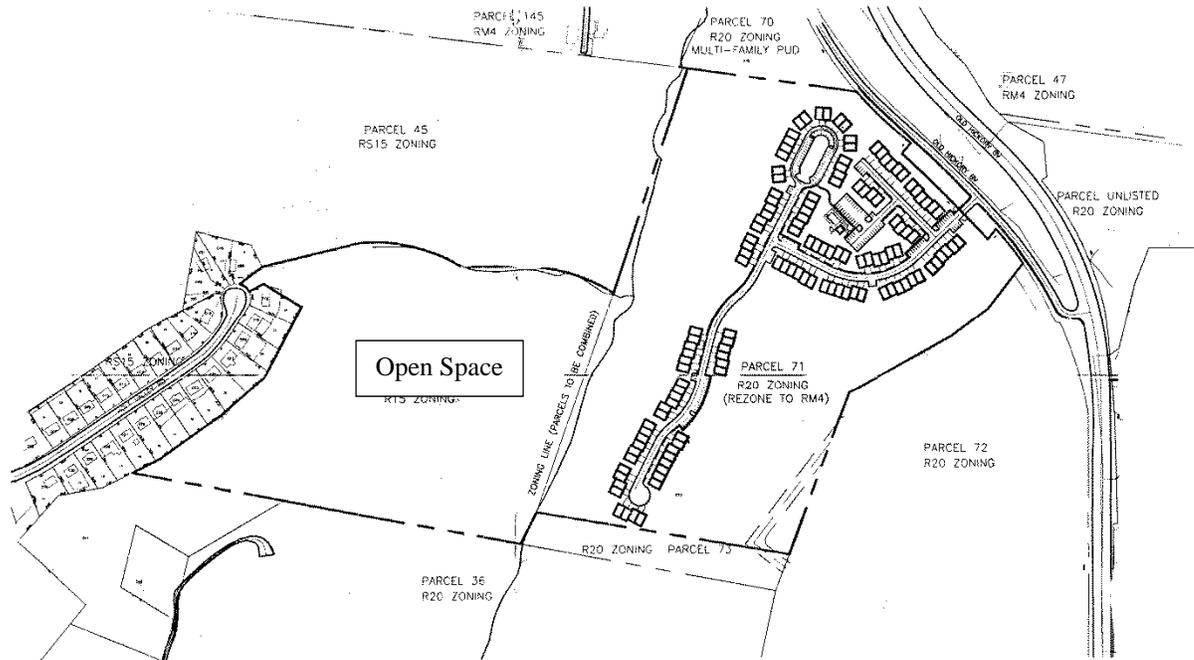
Section 17.40.120 H of the Metro Zoning Ordinance authorizes a councilmember to request, and the Metropolitan Planning Commission to review, any Planned Unit Development (PUD) overlay district, or portion thereof, to determine whether the PUD is “inactive,” and if so, to recommend to the Council what 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



Metro Planning Commission Meeting of 02/12/2015



Approved Site Plan



Metro Planning Commission Meeting of 02/12/2015

a recommendation to the Council.

This request was initiated on January 5, 2015, and the 90 day period extends to April 5, 2015. If the Planning Commission does not make a determination within 90 days from the initiation of a review it will be considered that a recommendation was made to re-approve by ordinance the existing PUD overlay district without alteration.

Classification of the PUD (Active or Inactive)

Under 17.40.120 H., the Commission is first required to determine whether the portion of the portion of the Still Springs Ridge 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, and*

The initial enacting ordinance for the Hutton Residential PUD became effective in 2002. There have been no amendments to the PUD that required Metro Council approval since the initial enactment date.

- 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, and*

Staff is not aware of any construction as defined above taking place within the PUD for which the periodic review has been requested.

- 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.*

Staff is not aware of any right-of-way acquisitions or any off-site roadway improvements.

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.*”



Metro Planning Commission Meeting of 02/12/2015

Staff is not aware of any activity that the Commission may consider to determine that the PUD is active. The owners have also not provided any documentation for the Commission to consider. A letter informing the owners of the periodic review was sent out as required by the Code. To date the owners have not contacted the department about the process.

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 required by the Zoning Code to take 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.

BELLEVUE COMMUNITY PLAN CCM POLICIES

Conservation (CO) is intended to preserve and enhance environmentally sensitive land within all Transect Categories except 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.

Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. 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, in terms of its development pattern, building form, land use, and the public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

DRAFT Preferred Future Policy

No changed is proposed.



Metro Planning Commission Meeting of 02/12/2015

Consistent with Policy?

While a majority of the site contains steep slopes in excess of 25%, the approved PUD protects a majority of the steep slopes by maintaining them within open space which is supported by the CO policy. The proposed unit type and layout is also consistent with the development pattern along Old Hickory Boulevard near the site, and is consistent with the T3 NM policy. While a RS80 or similar low intensity zoning could work on the site, a site design based zoning such as the current PUD or SP is more appropriate because it provides more flexibility with design which makes it easier to address the steep slopes on the site.

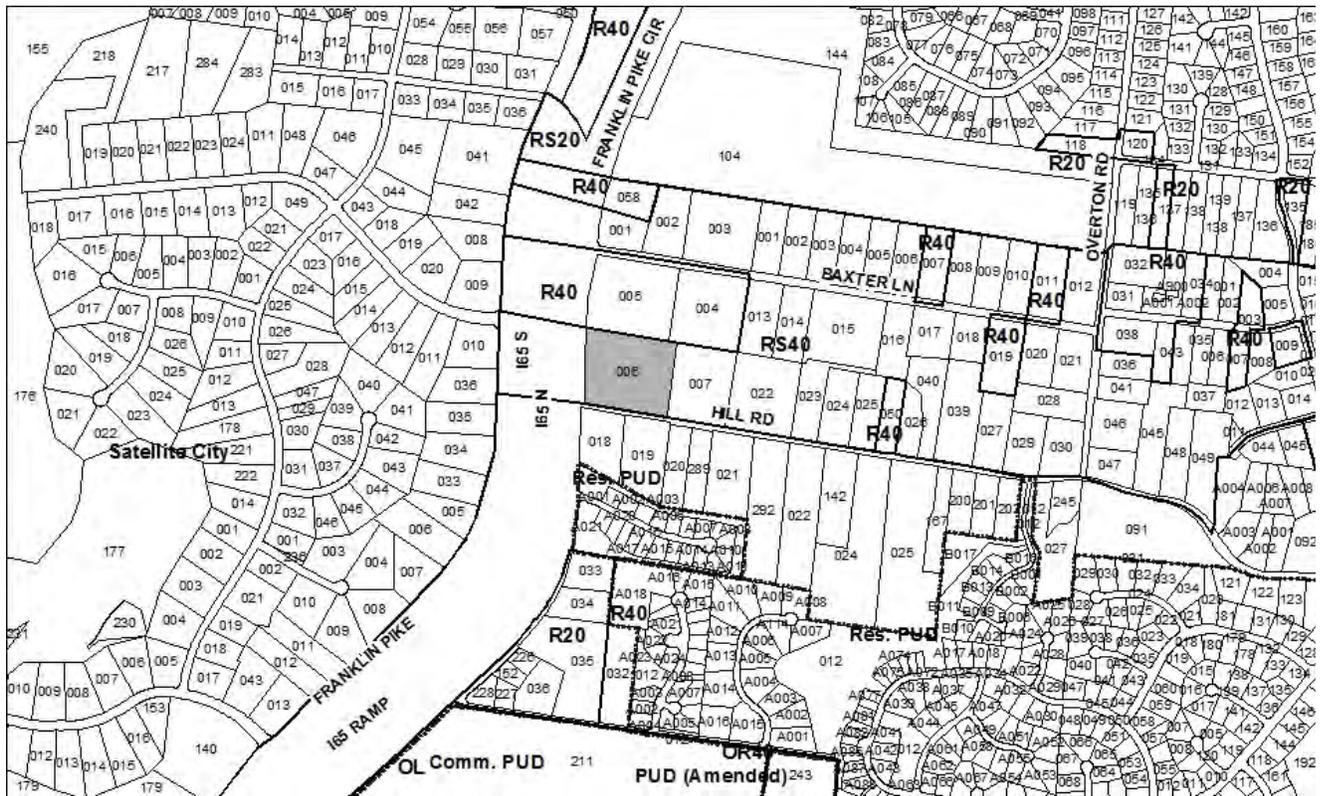
STAFF RECOMMENDTIAON

In accordance with the requirements of 17.40.120 H, staff recommends that the Planning Commission find the PUD to be inactive. Staff is not aware of any activity to develop the PUD as defined by the Code, nor have the property owners notified staff of any progress in its development.

If the Commission finds that the PUD is inactive, then staff recommends that the Commission recommend to the Metro Council that the PUD continue to be implemented as adopted since it achieves the objectives as set forth in the Bellevue Community Plan.



Metro Planning Commission Meeting of 02/12/2015



2013S-132-001
HILL ROAD SUBDIVISION
Map 160-06, Parcel(s) 006
12, Southeast
26 (Chris Harmon)



Project No.	Subdivision 2013S-132-001
Project Name	Hill Road Subdivision
Council District	26 – Harmon
School District	8 – Pierce
Requested by	Mike May, owner; Harrah & Associates, applicant.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer to the March 26, 2015, Planning Commission meeting.</i>

APPLICANT REQUEST

Final Plat to create two single-family residential lots.

Final Plat

A request for final plat approval to create five lots on property located at 808 Hill Road, at the northeast corner of Hill Road and Franklin Pike Circle, (5.83 acres), zoned Single-Family Residential (RS40).

Existing Zoning

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre. *RS40 would permit a maximum of six lots.*

STAFF RECOMMENDATION

Staff recommends deferral to the March 26, 2015, Planning Commission meeting as requested by the applicant.



Project No. 2014S-035-001
Project Name Soldier's Rest
Council District 11 – Hagar
School District 4 – Shepherd
Requested by K & A Land Surveying, applicant; Keith & Michele Batson, owners.

Staff Reviewer Sajid
Staff Recommendation *Defer to the February 26, 2015, Planning Commission meeting.*

APPLICANT REQUEST
Create 7 lots and open space.

Preliminary SP

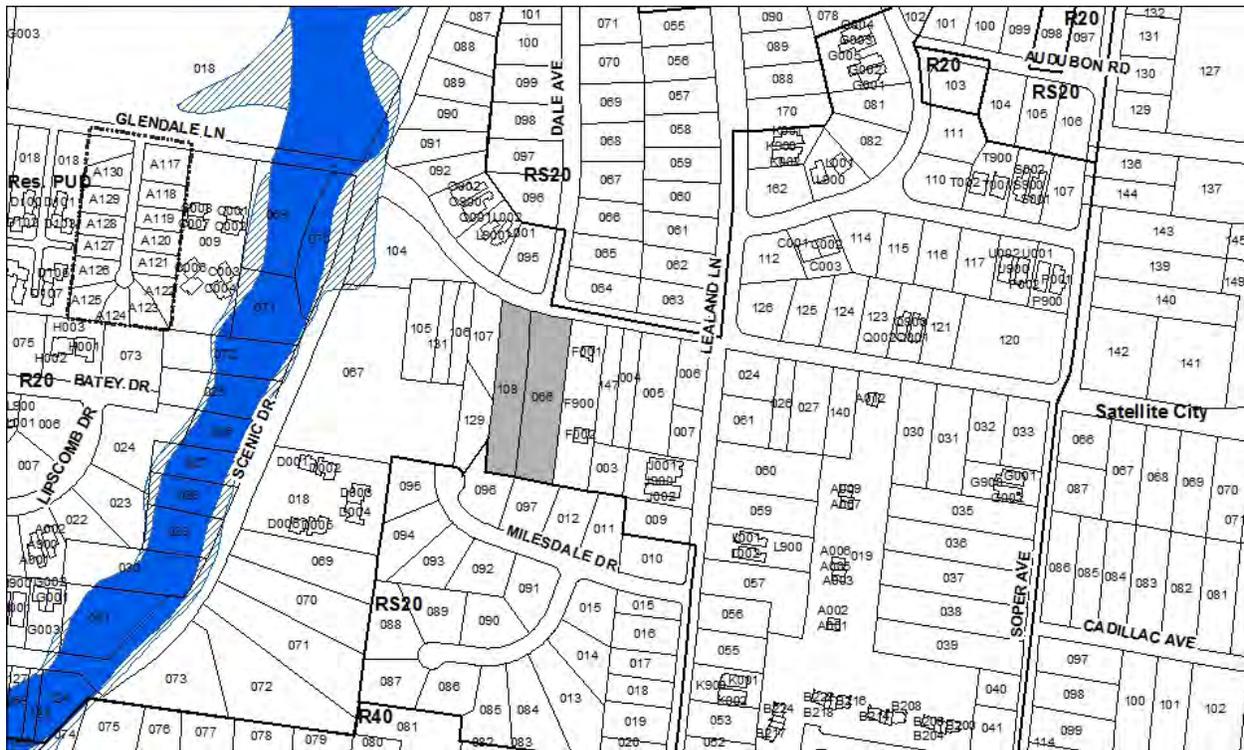
A request for final plat approval to create seven lots and open space on property located at Bryan Street (unnumbered), at the southwest corner of Bryan Street and Donelson Avenue, zoned Office and Residential (OR20) and One and Two-Family Residential (R6) (1.34 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the February 26, 2015, Planning Commission meeting at the request of the applicant.



Metro Planning Commission Meeting of 02/12/2015



2015S-021-001

GLENDALANE SUBDIVISION

Map 131-08, Parcel(s) 108

Map 131-12, Parcel(s) 066

10, Green Hills - Midtown

25 (Sean McGuire)



Project No.	2015S-021-001
Project Name	Glendale Lane Subdivision
Council District	25 – McGuire
School District	8 – Pierce
Requested by	Smith Land Surveying, applicant; Laray Rector, owner.
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Create 3 lots.

Final Plat

A request for final plat approval to create three lots on properties located at 1011 and 1013 Glendale Lane, approximately 410 feet west of Lealand Lane, zoned One and Two-Family Residential (R20) (2.13 acres).

Existing Zoning

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. *R20 would permit a maximum of 4 lots with 1 duplex lot for a total of 5 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed subdivision creates infill housing opportunity in an area that is served by existing infrastructure.

PLAN DETAILS

The plan proposes to create three lots from two existing parcels located on Glendale Lane, west of Lealand Lane and opposite Dale Avenue. The two existing parcels include 2.13 acres. Lots 1 and 3 include existing residences which are proposed to be demolished. The plan proposes to provide sidewalks along the street frontage of all proposed lots.

The land use policy for the subject property is Suburban Neighborhood Maintenance (T3 NM), which is subject to the compatibility criteria in Section 3-5.2 of the Subdivision Regulations. All three proposed lots meet the infill lot compatibility analysis. The subject property is proposed to be subdivided into three lots with the following areas and street frontages:

- Lot 1: 30,525 Sq. Ft., (0.70 Acres), and 64.46 Ft. of frontage;
- Lot 2: 30,691 Sq. Ft., (0.70 Acres), and 64.48 Ft. of frontage;
- Lot 3: 31,453 Sq. Ft., (0.72 Acres), and 64.46 Ft. of frontage.



Metro Planning Commission Meeting of 02/12/2015

ANALYSIS

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Suburban Neighborhood Maintenance policy area.

Zoning Code

Proposed lots meet the minimum standards of the R20 zoning district.

Street Frontage

Proposed lots have frontage on a public street.

Density

Suburban Neighborhood Maintenance land use policy supports density up to 20 dwelling units per acre. The proposed infill subdivision provides a density of 1.4 dwelling units per acres, which falls within the range supported by policy.

Community Character

1. Lot frontage: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. In this case, the lots created must be equal to or greater than 57.3 feet, which is 70% of the average lot frontage of the surrounding lots. The proposed subdivision meets the lot frontage requirement.

Lot Frontage Analysis	
Minimum Proposed	64.46'
70% of Average	57.3'
Smallest Surrounding Parcel	49'

2. Lot size: The proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. In this case, the minimum lot area must be at least 17,887 square feet, which is 70% of the average lot area of the surrounding lots. The proposed subdivision meets the lot size requirement.

Lot Size Analysis	
Minimum Proposed	30,525 SF
70% of Average	17,887 SF
Smallest Surrounding Parcel	16,304 SF

3. Street Setback: The plat proposes a 62' front setback to maintain the existing context along Glendale Lane. Surrounding homes are setback from about 60' to 63'.

4. Lot Orientation: All proposed lots are oriented toward Glendale Lane.



Metro Planning Commission Meeting of 02/12/2015

Agency Review

All review agencies recommend approval.

Harmony of Development

The proposed subdivision meets the Community Character criteria. To further provide for the harmonious development of the community, the applicant has proposed to plat a contextual front setback of 62 feet and limit access to two driveways to serve the three lots. In addition, the applicant will install the required sidewalk and planting strip prior to the issuance of any building permits.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

- Provide treatment on each of the three resultant lots in accordance with Infill regulations or an approved grading plan.
- Implement erosion protection and sediment controls.

WATER SERVICES RECOMMENDATION

Approved with conditions

- Individually owned units may not share meters, private water service lines, and private sewer service lines. All gang-box water meter setups require submission of private utility plans to MWS Permits for review and approval.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

PUBLIC WORKS RECOMMENDATION

No exception taken

STAFF RECOMMENDATION

Staff finds that this subdivision meets the lot compatibility requirements. Therefore, staff recommends approval with conditions.

CONDITIONS

1. Prior to recordation, any existing driveways that differ in location from the joint access easements shown on the plat shall be removed.
2. Prior to recordation, the existing residences shall be demolished and removed from the plat.