



# METROPOLITAN PLANNING COMMISSION MINUTES

**Thursday, March 12, 2015**

**4:00 pm Regular Meeting**

**700 Second Avenue South**  
(between Lindsley Avenue and Middleton Street)  
Howard Office Building, Sonny West Conference Center (1st Floor)

## **MISSION STATEMENT**

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

**Commissioners Present:**

Greg Adkins, Vice Chair  
Stewart Clifton  
Hunter Gee  
Derrick Dalton  
Jeff Haynes  
Lillian Blackshear  
Jessica Farr  
Andree LeQuire  
Councilman Walter Hunt

**Staff Present:**

Doug Sloan, Deputy Director  
Kelly Adams, Administrative Services Officer III  
Craig Owensby, Public Information Officer  
Bob Leeman, Planning Manager II  
Kathryn Withers, Planning Manager II  
Carrie Logan, Planner III  
Jason Swaggart, Planner II  
Michael Briggs, Transportation Planner  
Stephanie McCullough, Planner II  
Melissa Sajid, Planner II  
Latisha Birkeland, Planner II  
Lisa Milligan, Planner II  
Alex Deus, Planner I  
Jon Michael, Legal

Commissioners Absent: Jim McLean

**Richard C. Bernhardt, FAICP, CNU-A**  
Secretary and Executive Director, Metro Planning Commission  
**Metro Planning Department of Nashville and Davidson County**  
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300

p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

---

**Please remember to turn off your cell phones.**

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at [www.nashville.gov/mpc/agendas](http://www.nashville.gov/mpc/agendas) or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit [www.nashville.gov/calendar](http://www.nashville.gov/calendar) for a broadcast schedule.

### Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300  
Fax: (615) 862-7130  
E-mail: [planningstaff@nashville.gov](mailto:planningstaff@nashville.gov)

### Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at [www.nashville.gov/mpc/pdfs/mpc\\_mtg\\_presentation\\_tips.pdf](http://www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf) and our summary regarding how Planning Commission public hearings are conducted at [www.nashville.gov/mpc/docs/meetings/Rules\\_and\\_procedures.pdf](http://www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf). Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at [www.nashville.gov/mpc/pdfs/main/rules\\_and\\_procedures.pdf](http://www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf)

### Legal Notice

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



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or [josie.bass@nashville.gov](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Tom Negri, interim executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-6640.

# MEETING AGENDA

---

## A. CALL TO ORDER

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

## B. ADOPTION OF AGENDA

Mr. Haynes moved and Mr. Dalton seconded the motion to adopt the agenda. (7-0)

## C. APPROVAL OF FEBRUARY 26, 2015 MINUTES

Ms. Farr arrived at 4:03 p.m.

Ms. LeQuire moved and Mr. Gee seconded the motion to defer approval of the minutes to the March 26, 2015 Planning Commission meeting. (8-0)

## D. RECOGNITION OF COUNCILMEMBERS

Council Lady Weiner spoke in favor of Items 18a, 18b, and 23.

Council Lady Langster spoke in favor of deferral of Item 20.

Councilman Harrison spoke in favor of Items 1a, 1b, and 24.

Councilman Davis spoke in favor of Items 1a, 1b, and 22, and 25.

## E. NASHVILLENEXT UPDATE

Mr. Briggs presented the NashvilleNext Update.

Mr. Clifton arrived at 4:27 p.m.

---

## F. ITEMS FOR DEFERRAL / WITHDRAWAL

---

2. **2015CP-005-002**  
EAST NASHVILLE PLAN AMENDMENT
- 3a. **2015CP-010-002**  
GREEN HILLS-MIDTOWN PLAN AMENDMENT
- 3b. **2015SP-010-001**  
BRISTOL 12 SOUTH
4. **2014SP-085-001**  
2208 EASTLAND AVENUE
5. **2015SP-016-001**  
1922 BROADWAY
6. **128-78G-001**  
HERMITAGE BUSINESS CENTER PUD (AMENDMENT)
8. **2015S-024-001**  
RESUB. LOT 6, THE ROBERT H. DEMOSS 69- ACRE TRACT
9. **2013SP-018-001**  
SAINT THOMAS HOSPITAL DISTRICT

**11. 2015SP-014-001**

SNYDER COURT

**12. 2015SP-022-001**

6309 NOLENSVILLE PIKE

**16. 2015SP-028-001**

TULIP GROVE ADDITION

**17. 2015SP-029-001**

HART LANE COTTAGES

**20. 2015SP-032-001**

MENDING HEARTS

**21. 2015SP-033-001**

BURKITT STATION

Ms. Blackshear recused herself from Items 3a, 3b, and 21.

Mr. Gee recused himself from Items 3a and 3b.

Mr. Haynes moved and Mr. Clifton seconded the motion to approve the Deferred and Withdrawn Items. (7-0-2)

---

## **G. CONSENT AGENDA**

---

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

**7. 2015S-008-001**

920 CURDWOOD BOULEVARD

**10. 2015SP-001-001**

THE ROW AT 6TH & GARFIELD

**15. 2015SP-026-001**

94 THOMPSON LANE

**19. 2015SP-031-001**

COTTAGES OF SOUTHVIEW

**23. 2015Z-012PR-001**

**24. 2015Z-013PR-001**

**25. 2015Z-014PR-001**

**26. 91P-006-001**

THOMPSON STATION (VALOR COLLEGIATE)

**27. 2006S-209G-02**

HIDDEN SPRINGS, ADDITION 1 (Concept Plan reapproval)

**31. Accept the Director's Report and Approve Administrative Items**

Ms. Blackshear recused herself from Items 15 and 24.

Councilman Hunt moved and Mr. Haynes seconded the motion to approve the Consent Agenda. (8-0-1)

---

## H. PREVIOUSLY DEFERRED ITEMS

---

The items below were deferred from a previous Planning Commission meeting at the request of the applicant or by the commissioners. For Community Plan Policy items, see I. Community Plan Policy Changes and Associated Cases.

### **Community Plan Amendments**

#### **1a. 2015CP-003-001**

##### **BORDEAUX-WHITES CREEK PLAN AMENDMENT**

Map 071-14, Parcel(s) 380, 387

Council District 02 (Frank R. Harrison)

Staff Reviewer: Stephanie McCullough

A request to amend the Bordeaux-Whites Creek Community Plan by changing the Community Character Policy from District Industrial policy to an Impact policy for properties located at 1311 and 1325 Vashti Street, (6.94 acres), requested by Gresham, Smith and Partners, applicant; Steve Meadows, owner (See Also Specific Plan Case No. 2015SP-012-001).

**Staff Recommendation: Approve amending the District Industrial Policy to include a Special Policy for the properties.**

##### **APPLICANT REQUEST**

**Amend the Bordeaux-Whites Creek Community Plan by changing the Community Character Policy, District Industrial, to District Impact for properties located at 1311 and 1325 Vashti Street, (6.94 acres)**

##### Minor Plan Amendment

A request by the applicant to amend the *Bordeaux-Whites Creek Community Plan* by amending the current Community Character policy of District Industrial (D IN) to District Impact (D I) for property located at 1311 and 1325 Vashti Street (6.94 Acres)

##### **Current Land Use Policy**

District Industrial (D IN) policy is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

##### **Proposed Land Use Policy**

The applicant requests the policy to be changed to District Impact (D I). D I policy is intended to create and enhance areas that are dominated by one or more activities that have, or can have, a significant, adverse impact on the surrounding area, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors.

##### **Recommended Policy**

Staff recommends approval of the following Special Policy language to accompany the area to be mapped in the Bordeaux-Whites Creek Community Plan:

- *The parcels at 1311 and 1325 Vashti Street are located within the District Industrial Policy but are also included in a special policy to allow all uses envisioned in the District Industrial Policy and concrete batch plant:*
  - *The Design Principles of the District Industrial policy category are followed for uses envisioned within the District Industrial policy.*
    - **Access** – Vehicular access is from major arterials and freeways. Larger thoroughfares provide access on the outer areas of the D Industrial District while private, local access and service streets provide access to buildings internal to the D Industrial District. Some uses may require limited and controlled access points for safety. Access points are consolidated and coordinated with strategic access points across all fronting streets.
    - **Block Length** – Varies and is designed to promote the operation of the uses that exist within the D Industrial District.
    - **Building Form (Mass, Orientation, Placement)** – The building form in terms of mass, orientation, and placement of buildings is based on the building type and location, with special consideration given to the D Industrial District's surrounding Transect and Community Character Policy Areas; the mass, orientation, and placement of surrounding buildings; and the role of the building in transitioning from the D Industrial District into

the surrounding neighborhood or adjacent Community Character Policy Areas. Buildings are oriented with the main entrances facing the street. Building heights are low-rise, with tall single story buildings being predominant. The setbacks vary throughout. For industrial areas that involve large campus-style sites, the layout of development, setbacks, and building orientation are established in a site plan.

- **Connectivity (Pedestrian/Bicycle)** – Pedestrian connectivity is high and is provided in the form of sidewalks, walkways and crosswalks. Walkways for pedestrians are provided from large parking areas to buildings. Crosswalks are provided at intersections and vehicular access points and are clearly marked.
- **Connectivity (Vehicular)** – Vehicular connectivity to surrounding neighborhoods and corridors is low to moderate and avoids truck traffic on local streets and all residential streets outside the D Industrial Area. D Industrial Areas are generally located along or near arterial streets. Connectivity within the D Industrial Area is provided through coordinated access and circulation, which may include the construction of new streets.
- **Density/Intensity** – Residential uses in D Industrial Areas, if present, are highly specialized and their density will vary widely. Intensity of nonresidential development is generally moderate. In all cases, the density and intensity and their appropriate form are established through the Community Planning process Detailed Design Plan process, to be in keeping with the goals and objectives of the Community Plan.
- **Landscaping** – Landscaping is generally formal. Street trees and other plantings are appropriate. In surface parking lots, landscaping in the form of trees, bushes, and other plantings is provided. Consideration is given to the use of native plants and natural rainwater collection to minimize maintenance costs and burden on infrastructure. Landscaping is used to screen ground utilities, meter boxes, heating and cooling units, refuse storage, and other building systems that would be visible from public streets. Fencing and walls that are along or are visible from the right-of-way are constructed from materials that manage property access and security while complementing the surrounding environment and furthering Community Character Manual and Community Plan urban design objectives. Generous and dense landscape buffers are utilized to aid in creating a transition between the D Industrial District and adjacent non-Industrial Community Character Policies.
- **Lighting** – Lighting is provided to enhance the operation of the D Industrial District. Lighting is used for safety at buildings, safety in vehicular and pedestrian travel. Street lighting is integral to the streetscape; spacing and location of lighting is considered in relation to street trees and plantings. Lighting is projected downward. Lighting is designed to enhance the character of the D Industrial District, does not intrude onto adjacent residential uses or neighborhoods, and does not contribute to light pollution.
- **Parking** – Parking is designed to minimize visibility and/or the appearance of vast contiguous areas of parking. There are no more than 2 rows of parking between the building and the street with the remainder of the parking behind or beside the building. The perimeters of parking lots are heavily landscaped to screen parking from view of the street. On-street parking is limited to delivery vehicles. Off-street parking is preferred to minimize moving truck/train conflicts with parked vehicles. Shared parking is appropriate for neighboring businesses.
- **Service Area** – Not applicable in this policy category.
- **Signage** – Signage alerts motorists, pedestrians and cyclists to their location and assists them in finding their destination in a manner that is not distracting or overwhelming to the streetscape. The design and location of signage complements and contributes to the envisioned character of the D Industrial District. A consistent, appropriately-themed wayfinding and signage program is encouraged. Signage is generally scaled for vehicles and building mounted signs, projecting signs, awning signs and monument signs are appropriate. Any lighting on signage is minimal and complies with the lighting design principles above.
- *Concrete batch plant shall follow the Design Principles of the District Industrial policy category plus provide vegetative buffers to screen and separate the use from all surrounding properties and limit hours of operation to minimize impact on surrounding residential properties.*

## BACKGROUND

Case 2015SP-012-001, the companion to this case, is a zone change from IWD district to SP-IND district, for the site. The requested SP district is proposed to permit the development of a concrete batch plant. The applicant wishes to relocate their current operation from 605 Cowan Street, to the Vashti location. The properties in question are two of three owned by the applicant in the area. Additional uses in the area include a number of food processing facilities, a scrap metal purchaser, and single family residences.

The adjacent neighborhood to the north, Katie Hill, has seen an increase in residential infill development in the past year due to its close proximity to and views of Downtown, and is in T4 Urban Neighborhood Evolving Policy.

While the area is in a District Industrial area, there are significant areas of Conservation Policy as well. This area was impacted during the 2010 flood.

## COMMUNITY PARTICIPATION

A community meeting was held by the Planning Department on January 5, 2015, at 605 Cowan Street. It was attended by twenty-three people from the surrounding neighborhood, in addition to a number of members of the Nashville Ready Mix staff. Several of those in attendance expressed concerns with the development, and possible associated pollution, additional traffic from large trucks, noise, and obstructed views from homes in the adjacent neighborhood (Katie Hill). Attendees also expressed concerns with the current quality of the site, used as storage and support to the batch plant on Cowan Street.

Representatives of the applicant described the new facility as a cleaner version, using new technology to address issues of pollution, as well as the strict federal and state guidelines the operation must follow. The proposed SP would provide more guidance on the design of the facility.

During the meeting, it was suggested that the proposed vegetation buffers around the site be increased, and additional site work be completed around a third property, located at 1326 Baptist World Center Drive, which is not included in the policy amendment or rezoning, but it owned by the applicant. Neighbors also asked how tall the batch plant needed to be to function; the applicant agreed to investigate the lowest height they would needed to operate at acceptable levels. Representatives of the applicant stated that they would reach out to the property owners that are particularly concerned about pollution, those working with produce, to discuss their concerns.

Staff has received several letters from property owners in the area in opposition to the development since the meeting.

#### **ANALYSIS**

The properties, totaling 6.94 acres, are adjacent to the Cumberland River, north of Interstate 65/24, and south of Baptist World Center Drive. The properties are currently located within a larger area of properties located within the District Industrial policy and zoned IWD (Industrial Warehousing and Distribution). As was noted previously, uses in the area include a number of food processing facilities, a scrap metal purchaser, and existing non-conforming single family residences (zoned IWD, but used as residential).

The site is used as an industrial site today, to store cement trucks and parts and perform maintenance on the trucks. Additionally, the existing batch plant is located less than a mile to the south and trucks from that plant travel this stretch of road. Traffic patterns due to the relocation of the batch plant to this location will be consistent with current levels of traffic and also what is currently allowable with new development under the existing entitlements of the D IN policy and the IWD zoning.

#### **STAFF RECOMMENDATION**

Staff recommends amending the existing District Industrial policy for the properties to include a special policy for the area as noted above finding that the operational characteristics of concrete batch plant are not a deviation from what is currently anticipated in the District Industrial Policy, and visual and noise impacts can be mitigated with increased landscaping buffers to increase the aesthetic qualities of the site and limit hours of operation to provide additional protection for the surrounding properties.

Ms. Blackshear stepped out of the room at 4:54 p.m.

Mr. Haynes left the meeting at 4:54 p.m.

Ms. McCullough presented the staff recommendation of approval of amending the District Industry Policy to include a Special Policy for the properties.

Items 1a and 1b were heard and discussed together.

Jessica (last name unclear), 4366 Arno Road, spoke in favor of the application.

Paul Davis, 45 Burris Court, spoke in favor of the application and noted that the new site presents well for storm water – no adverse impact.

Erica Garrison, 4509 Nebraska Ave, spoke in favor of the application, noted that this will consolidate the industrial uses onto one site and cleans up the area. It is important for this to be located in the urban core to service the growing population.

Jennifer Meadows, 221 Cross Timbers Drive, spoke in favor of the application and has collected 131 letters of support.

Jeff Bryant, 9028 Forest Lawn Drive, spoke in favor of the application and noted that the truck traffic will decrease due to the new internal access.

Roy Alexander, 355 Red River Road, spoke in favor of the application and stated that this could be an example for other industries to combine locations.

Cyndi Davis, 8233 Rossi Road, spoke in favor of the application due to the new jobs it will create.

Jimmy Dickey, 4309-A Parkview Circle, spoke in favor of the application and noted that downtown can't grow without having concrete location near the downtown core.

Steve (last name unclear), spoke in favor of the application and stated that the entire Nashville community will benefit.

Dennis Lind, 1128 Holiday Haven Drive, spoke in favor of the application due to supporting family owned businesses.

David Self, 2196 Malomall Road, spoke in favor of the application.

Cliff Greene, 4011 Wisdom Way, spoke in favor of the application, will open up more scenic area for downtown and will be better for the city.

James Taylor, 1900 Taylor Town Road, spoke in favor of the application, will increase efficiency and will be better for the downtown roadways.

Ricky Clark spoke in favor of the application and noted that it is important to our economy.

Matthew Strader, 1208 Katie Ave, spoke in opposition to the application and noted that this area is a gem for Nashville. This seems to be a spot zoning issue; please defer or disapprove.

Leslie Oliver, 916 Warren Street, spoke in opposition to the application due to concerns with decreased property values.

John Sumrall, 1209 Brick Church Pike, spoke in opposition to the application due to health and safety concerns for the children at the school across the street.

Tara Lewis, 2401 Cairo Bend, spoke in opposition to the application and noted that a lot of houses could fit into this area.

Shawn O'Malley, 113 Fern Avenue, spoke in opposition to the application and noted this is a great part of town and has a lot of growth possibilities.

Dane Obuchowski, 1223 John L. Copeland Blvd, spoke in opposition to the application and noted that it would significantly decrease the quality of living for people in this area.

Paul Fey spoke in opposition to the application due to concerns with dust, safety, and the overall environment.

Helen Strickland, 8173 Charlotte Pike, spoke in opposition to the application due to safety and environmental concerns.

Mark Williams, 925 Cowan Street, spoke in opposition to the application due to concerns with decreased property values and the environmental impact.

Elizabeth Murphy, 112 17<sup>th</sup> Ave S, spoke in opposition to the application due to concerns with the environmental impact; this would be at the expense of the existing neighbors.

Bill Munson, 300 West Trinity Lane, spoke in opposition to the application due to concerns with the traffic and air quality for the children he takes care of.

Anthony Cherry, 1303 Baptist World Center Drive, spoke in opposition to the application and requested a deferral.

Steven Brown, 2601 Franklin Road, spoke in favor of the application and noted that they've made every effort to address all concerns, they are in agreement with all staff conditions, and they would be agreeable to a deferral if necessary.

**Mr. Adkins closed the Public Hearing.**

The commission took a break from 5:45pm – 5:55pm.

Mr. Clifton inquired if the hours of operation could be an enforceable condition.

Mr. Michael, Legal, stated that the hours of operation would be treated like any other condition of the zoning code.

Mr. Gee stated that he's unsure of the potential environmental impact, i.e. health and water pollution, however, consolidating properties and operations makes sense as we do need industrial near our core. He would like to hear more from the applicant with specifics regarding airborne dust and water quality.

Steven Brown stated that the equipment used is good at keeping the dust contained and the environment dust has been addressed in the proposal by concreting the drives. The stockpiles are also kept moist to control dust as part of the process.

Ms. LeQuire stated that while having concrete close to downtown makes sense, she's not sure if it needs to be on the river. She suggested slowing down and looking at the long range view of the river area.



Ms. Farr noted that she would like to look at the overall plan for this segment of the river and is reluctant to encourage additional investment in an area when unsure if it makes sense for the big picture.

Mr. Dalton stated that he would like additional time to consider everything in order to make a decision he's comfortable with.

Mr. Clifton stated that he'd like additional information before voting, suggested a deferral with the public hearing to reopen.

Information requested prior to the next meeting on this item:

Airborne dust concerns:

- Are there any health concerns related to these specific materials?
- Provide information from permitting authority on permits related to airborne dust.
- Have a representative from the permitting authority or a Metro representative, with a letter from permitting authority allowing a Metro representative to speak on permit/inspection process, at the April 9, 2015, Planning Commission meeting.
- Describe technology used to control airborne dust.

Water run-off related to dust control:

- Provide information from TDEC on permits.
- Have a representative from TDEC or a representative of Metro Stormwater, with a letter from TDEC allowing Metro Stormwater to speak on TDEC permit/inspection process, at the April 9, 2015, Planning Commission meeting.
- Provide details about water. Does it seep into ground/river?

River-related issues:

- Provide images documenting the current quality.
- Is the riverbank affected by the current use?
- Is riverbank restoration proposed?
- Provide information regarding the interaction between barge delivery and greenway easement/future greenway.
- Provide percentage of planned barge delivery.
- Are there any wetlands or any other environmental issues on the property?

Manufacturing/Processing details:

- Provide video and other clear descriptions of the entire manufacturing process, including loading/unloading of materials from various sources.
- Provide details on the technology used in the manufacturing process.
- Provide any violations by the Department of Codes Administration, Stormwater, TDEC and any other regulating authority on Cowan Court, Vashti Drive and Baptist World Center Drive.
- Provide details for the planned usage of sites on Cowan Court, Vashti Drive and Baptist World Center Drive.

**Mr. Gee moved and Ms. Farr seconded the motion to defer to the April 9, 2015, Planning Commission meeting and keep the Public Hearing open. (7-0)**

**The Metropolitan Planning Commission deferred 2015CP-003-001 to the April 9, 2015, Planning Commission meeting and kept the Public Hearing open. (7-0)**

## **1b. 2015SP-012-001**

### **NASHVILLE READY MIX VASHTI STREET OPERATION**

Map 071-14, Parcel(s) 380, 387

Council District 02 (Frank R. Harrison)

Staff Reviewer: Jennifer Nalbantyan

A request to rezone from IWD to SP-IND zoning for properties located at 1311 and 1325 Vashti Street, north of Cowan Street and located within the Floodplain Overlay District (6.94 acres), to permit the development of a concrete batch plant, requested by Gresham, Smith and Partners, applicant; Steve Meadows, owner (See Also Community Plan Amendment Case No. 2015CP-003-001).

**Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to approval of the policy amendment.**

## **APPLICANT REQUEST**

### **Preliminary SP to permit a concrete batch plant.**

#### Preliminary SP

A request to rezone from Industrial Warehousing/Distribution (IWD) to Specific Plan-Industrial (SP-I) zoning for properties located at 1311 and 1325 Vashti Street, north of Cowan Street and located within the Floodplain Overlay District (6.94 acres), to permit the development of a concrete batch plant, requested by Gresham, Smith and Partners, applicant; Steve Meadows, owner (See Community Plan Amendment Case No. 2015CP-003-001).

#### **Existing Zoning**

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

#### **Proposed Zoning**

Specific Plan-Industrial (SP-I) 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 industrial uses.

## **BORDEAUX-WHITES CREEK COMMUNITY PLAN**

### **Current Policy**

District Industrial (D IN) policy is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

### **Proposed Policy**

District Impact (D I) policy is intended to create and enhance areas that are dominated by one or more activities that have, or can have, a significant, adverse impact on the surrounding area, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors.

### **DRAFT Preferred Future Policy**

No changes are proposed.

#### Consistent with Policy?

The proposed SP is not consistent with the existing policy. A community plan amendment (2015CP-003-001) has been requested to amend the *Bordeaux-Whites Creek Community Plan* by amending the current Community Character policy of District Industrial (D IN) to District Impact (D I).

Staff recommends amending the existing District Industrial policy for the subject properties to include a special policy for the area in place of amending the policy to District Impact, which would prevent the allowance of future industrial uses not consistent with District Industrial policy. With approval of the special policy, the SP is consistent with policy.

## **PLAN DETAILS**

The approximately 6.94 acre site is located at 1311 and 1325 Vashti Street just east of the Cumberland River, consisting of two parcels that front onto Vashti Street. Part of the site is located within the 100-year floodplain and the remaining part is located within the 500-year floodplain. The site is currently vacant except that it is used for the storage of industrial equipment and trucks for the existing Nashville Ready Mix batch plant operation at 1436 Cowan Court, approximately one mile south of the proposed site.

The plan proposes the development of a concrete batch plant, which is classified as a heavy manufacturing use, allowed only within the Industrial General (IG) district. The plant would include a silo that is proposed to reach a height of 85 feet and would have a support office on the site.

There would be two access drives from Vashti Street. Parking would be provided to meet the requirements for a heavy industrial use (one space per 1,500 square feet).

The applicant has proposed to buffer the site with a Type B-1 landscape buffer yard. This type of buffer is 20 feet in width and includes 3.5 canopy trees, 1.4 understory trees, and 14 shrubs. To comply with policy and separate a more heavy manufacturing use from the surrounding area, staff recommends increasing the buffer to a Type D-5 buffer, which would be 15 feet in width and include an 8' masonry wall, 4 canopy trees, 3 understory trees and 15 shrubs. Staff also recommends expanding the buffer along the portion of the site that extends up to Baptist World Center Drive.

## **ANALYSIS**

The proposed SP is for an industrially zoned site, but allows for a specific heavy manufacturing uses. Truck traffic is already an allowed activity in the area based on the existing zoning, however, a concrete batch plant is not permitted in the IWD zoning district. Because of the limited change between what is currently allowed and what would be allowed with this SP, staff finds that the SP provides a better development by improving the aesthetics and increasing the separation between this use and surrounding uses with the landscape buffer, subject to the approval of the special policy.

Staff also recommends a condition that hours of operation be limited to between 6:00 am and 5:00 pm, Monday through Friday, and 7:00 am to 12:00 pm on Saturdays, in order to protect the surrounding neighborhood from undesirable noise and disturbances at irregular hours.

Because of the plan to extend Nashville's Greenway system along this stretch of the riverfront as detailed in the Greenways Master Plan, staff recommends a condition that the applicant shall dedicate a Conservation Greenway Public Access Trail Easement Area within the floodway plus an additional 75 feet in order to buffer the greenway from the proposed operation.

## **FIRE MARSHAL RECOMMENDATION**

**N/A**

## **STORMWATER RECOMMENDATION**

**Approved**

Preliminary SP approved

## **PUBLIC WORKS RECOMMENDATION**

**No exceptions taken**

- 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 exceptions taken**

No traffic table due to similar uses. This request is not expected to generate a significant difference in traffic.

## **METRO WATER RECOMMENDATION**

**Approved as a Preliminary SP only.**

## **STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions, subject to approval of the policy amendment.

## **CONDITIONS**

1. Replace all B-1 buffer yards with Type D-5 buffer yards and extend the D-5 buffer yard north to Baptist World Center Drive, along the western property line. The plantings shall be placed between the 8' masonry wall and the western and eastern property lines, to buffer Vashti Street and adjacent properties under different ownership.
2. The applicant shall dedicate a Conservation Greenway Public Access Trail Easement Area including all of the floodway plus 75 feet along the entire length of the property abutting the riverfront.
3. Operating hours are limited to 6:00 am- 5:00 pm, Monday through Friday, and 7:00 am to 12:00 pm on Saturdays.
4. Signage shall be limited to one monument sign with a maximum size of 64 square feet of signage and a maximum height of 10 feet.
5. All lighting shall be projected downward and shall not project onto adjacent properties.
6. Total height, including the silo and required air pollution control device, is limited to 73 feet.
7. Permitted are all uses under IWD zoning and concrete batch plant.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. 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 IWD zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.

Ms. Blackshear stepped out of the room at 4:54 p.m.

Mr. Haynes left the meeting at 4:54 p.m.

Ms. Logan presented the staff recommendation of approval with conditions and disapproval without all conditions, subject to approval of the policy amendment.

Items 1a and 1b were heard and discussed together.

Jessica (last name unclear), 4366 Arno Road, spoke in favor of the application.

Paul Davis, 45 Burris Court, spoke in favor of the application and noted that the new site presents well for storm water – no adverse impact.

Erica Garrison, 4509 Nebraska Ave, spoke in favor of the application, noted that this will consolidate the industrial uses onto one site and cleans up the area. It is important for this to be located in the urban core to service the growing population.

Jennifer Meadows, 221 Cross Timbers Drive, spoke in favor of the application and has collected 131 letters of support.

Jeff Bryant, 9028 Forest Lawn Drive, spoke in favor of the application and noted that the truck traffic will decrease due to the new internal access.

Roy Alexander, 355 Red River Road, spoke in favor of the application and stated that this could be an example for other industries to combine locations.

Cyndi Davis, 8233 Rossi Road, spoke in favor of the application due to the new jobs it will create.

Jimmy Dickey, 4309-A Parkview Circle, spoke in favor of the application and noted that downtown can't grow without having concrete location near the downtown core.

Steve (last name unclear), spoke in favor of the application and stated that the entire Nashville community will benefit.

Dennis Lind, 1128 Holiday Haven Drive, spoke in favor of the application due to supporting family owned businesses.

David Self, 2196 Malomall Road, spoke in favor of the application.

Cliff Greene, 4011 Wisdom Way, spoke in favor of the application, will open up more scenic area for downtown and will be better for the city.

James Taylor, 1900 Taylor Town Road, spoke in favor of the application, will increase efficiency and will be better for the downtown roadways.

Ricky Clark spoke in favor of the application and noted that it is important to our economy.

Matthew Strader, 1208 Katie Ave, spoke in opposition to the application and noted that this area is a gem for Nashville. This seems to be a spot zoning issue; please defer or disapprove.

Leslie Oliver, 916 Warren Street, spoke in opposition to the application due to concerns with decreased property values.

John Sumrall, 1209 Brick Church Pike, spoke in opposition to the application due to health and safety concerns for the children at the school across the street.

Tara Lewis, 2401 Cairo Bend, spoke in opposition to the application and noted that a lot of houses could fit into this area.

Shawn O'Malley, 113 Fern Avenue, spoke in opposition to the application and noted this is a great part of town and has a lot of growth possibilities.

Dane Obuchowski, 1223 John L. Copeland Blvd, spoke in opposition to the application and noted that it would significantly decrease the quality of living for people in this area.

Paul Fey spoke in opposition to the application due to concerns with dust, safety, and the overall environment.

Helen Strickland, 8173 Charlotte Pike, spoke in opposition to the application due to safety and environmental concerns.

Mark Williams, 925 Cowan Street, spoke in opposition to the application due to concerns with decreased property values and the environmental impact.

Elizabeth Murphy, 112 17<sup>th</sup> Ave S, spoke in opposition to the application due to concerns with the environmental impact; this would be at the expense of the existing neighbors.

Bill Munson, 300 West Trinity Lane, spoke in opposition to the application due to concerns with the traffic and air quality for the children he takes care of.

Anthony Cherry, 1303 Baptist World Center Drive, spoke in opposition to the application and requested a deferral.

Steven Brown, 2601 Franklin Road, spoke in favor of the application and noted that they've made every effort to address all concerns, they are in agreement with all staff conditions, and they would be agreeable to a deferral if necessary.

**Mr. Adkins closed the Public Hearing.**

The commission took a break from 5:45pm – 5:55pm.

Mr. Clifton inquired if the hours of operation could be an enforceable condition.

Mr. Michael, Legal, stated that the hours of operation would be treated like any other condition of the zoning code.

Mr. Gee stated that he's unsure of the potential environmental impact, i.e. health and water pollution, however, consolidating properties and operations makes sense as we do need industrial near our core. He would like to hear more from the applicant with specifics regarding airborne dust and water quality.

Steven Brown stated that the equipment used is good at keeping the dust contained and the environment dust has been addressed in the proposal by concreting the drives. The stockpiles are also kept moist to control dust as part of the process.

Ms. LeQuire stated that while having concrete close to downtown makes sense, she's not sure if it needs to be on the river. She suggested slowing down and looking at the long range view of the river area.

Ms. Farr noted that she would like to look at the overall plan for this segment of the river and is reluctant to encourage additional investment in an area when unsure if it makes sense for the big picture.

Mr. Dalton stated that he would like additional time to consider everything in order to make a decision he's comfortable with.

Mr. Clifton stated that he'd like additional information before voting, suggested a deferral with the public hearing to reopen.

Information requested prior to the next meeting on this item:

Information requested prior to the next meeting on this item:

Airborne dust concerns:

- Are there any health concerns related to these specific materials?
- Provide information from permitting authority on permits related to airborne dust.
- Have a representative from the permitting authority or a Metro representative, with a letter from permitting authority allowing a Metro representative to speak on permit/inspection process, at the April 9, 2015, Planning Commission meeting.
- Describe technology used to control airborne dust.

Water run-off related to dust control:

- Provide information from TDEC on permits.
- Have a representative from TDEC or a representative of Metro Stormwater, with a letter from TDEC allowing Metro Stormwater to speak on TDEC permit/inspection process, at the April 9, 2015, Planning Commission meeting.
- Provide details about water. Does it seep into ground/river?

River-related issues:

- Provide images documenting the current quality.
- Is the riverbank affected by the current use?
- Is riverbank restoration proposed?
- Provide information regarding the interaction between barge delivery and greenway easement/future greenway.
- Provide percentage of planned barge delivery.
- Are there any wetlands or any other environmental issues on the property?

Manufacturing/Processing details:

- Provide video and other clear descriptions of the entire manufacturing process, including loading/unloading of materials from various sources.
- Provide details on the technology used in the manufacturing process.
- Provide any violations by the Department of Codes Administration, Stormwater, TDEC and any other regulating authority on Cowan Court, Vashti Drive and Baptist World Center Drive.
- Provide details for the planned usage of sites on Cowan Court, Vashti Drive and Baptist World Center Drive.

**Mr. Gee moved and Ms. Farr seconded the motion to defer to the April 9, 2015, Planning Commission meeting and keep the Public Hearing open. (7-0)**

**The Metropolitan Planning Commission deferred 2015SP-012-001 to the April 9, 2015, Planning Commission meeting and kept the Public Hearing open. (7-0)**

## **2. 2015CP-005-002**

### **EAST NASHVILLE PLAN AMENDMENT**

Map 083-02, Parcel(s) 274

Council District 06 (Peter Westerholm)

Staff Reviewer: Cynthia Wood

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, (3.27 acres), requested by Dale & Associates, applicant; Greenwood Villages, LLC, owner.

**Staff Recommendation: Defer to the April 9, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015CP-005-002 to the April 9, 2015, Planning Commission meeting. (9-0)**

### 3a. 2015CP-010-002

#### GREEN HILLS-MIDTOWN PLAN AMENDMENT

Map 105-13, Parcel(s) 198, 200-203, 420  
Council District 17 (Sandra Moore)  
Staff Reviewer: Anita McCaig

A request to amend the 12th Avenue South Detailed Neighborhood Design Plan (DNBP) element of the Green Hills-Midtown Community Plan: 2005 Update by changing the Community Character Policy from Urban Neighborhood Evolving and Urban Neighborhood Center policies with Special Policies to Urban Residential Corridor policy for property located at 2206, 2208, 2212, 2214, 2218, and 2220 12th Avenue South, (1.87 acres), requested by Littlejohn Engineering Associates for Tabernacle Baptist Church, owner.

**Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015CP-010-002 to the March 26, 2015, Planning Commission meeting. (7-0-2)**

### 3b. 2015SP-010-001

#### BRISTOL 12 SOUTH

Map 105-13, Parcel(s) 198, 200-203, 420  
Council District 17 (Sandra Moore)  
Staff Reviewer: Lisa Milligan

A request to rezone from CS and R8 to SP-R zoning for properties located at 2206, 2208, 2212, 2214, 2218 and 2220 12th Avenue South, approximately 105 feet south of Lawrence Avenue (1.87 acres), to permit a multifamily residential development containing up to 164 dwelling units, requested by Littlejohn, applicant; Tabernacle Baptist Church, owner (See Also Community Plan Amendment Case No. 2015CP-010-002).

**Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-010-001 to the March 26, 2015, Planning Commission meeting. (7-0-2)**

## Specific Plans

### 4. 2014SP-085-001

#### 2208 EASTLAND AVENUE

Map 083-07, Parcel(s) 300 Map 083-11, Parcel(s) 076, 209  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Melissa Sajid

A request to rezone from RS7.5 to 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, requested by Dale & Associates, applicant; Upside, LLC, owner.

**Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2014SP-085-001 to the March 26, 2015, Planning Commission meeting. (9-0)**

### 5. 2015SP-016-001

#### 1922 BROADWAY

Map 092-16, Parcel(s) 141, 143  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Jason Swaggart

A request to rezone from MUI-A to 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, requested by Land Development.com, applicant; 1918 Broadway, LLC, and Land Development.com, Inc., owners.

**Staff Recommendation: Defer to the April 9, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-016-001 to the April 9, 2015, Planning Commission meeting. (9-0)**

## **Planned Unit Developments**

### **6. 128-78G-001**

#### **HERMITAGE BUSINESS CENTER PUD (AMENDMENT)**

Map 075, Parcel(s) 032

Council District 14 (James Bruce Stanley)

Staff Reviewer: Lisa Milligan

A request to amend the Hermitage Business Center Commercial Planned 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, requested by Civil Site Design Group, applicant; Richard H. Watts Family Limited Partnership, owner.

**Staff Recommendation: Defer to the April 23, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 128-78G-001 to the April 23, 2015, Planning Commission meeting. (9-0)**

## **Subdivision: Final Plats**

### **7. 2015S-008-001**

#### **920 CURDWOOD BOULEVARD**

Map 061-11, Parcel(s) 064

Council District 08 (Karen Bennett)

Staff Reviewer: Alex Deus

A request for final plat approval to create three lots on property located at 920 Curdwood Boulevard, approximately 300 feet west of Burrus Street, zoned RS7.5 (0.73 acres), requested by Roger Harrah, applicant; Robert L. Scruggs, owner.

**Staff Recommendation: Approve 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 to 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.

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. Additionally, the applicant has proposed conditions that limit construction to 2 stories in 35 feet to roofline and to restrict parking between Curdwood Boulevard and the street setbacks determined by the Zoning Administrator.

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.

<b>Frontage Analysis</b>	
<b>Proposed Lots</b>	<b>50.00'</b>
70 % Average	45.26'
Smallest Surrounding Parcel	<b>50.00'</b>

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.

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

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

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

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

**PUBLIC WORKS RECOMMENDATION**  
No Exception Taken

**STORMWATER RECOMMENDATION**  
Approved

**WATER SERVICES RECOMMENDATION**  
Approve with Conditions

As all our previous issues have been addressed on the latest re-plat (stamped received March 11, 2015) we recommend approval, on the following conditions:

1) Approval is contingent on construction and completion of Metro Water Project # 15-SL-12. If applicant chooses to record the plat before construction is completed, please post a construction bond with the Metro Planning Bond Desk. A bond of \$7,000.00 has been assigned to this project.

**STAFF RECOMMENDATION**

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.

Approve with conditions. (9-0), Consent Agenda

**Resolution No. RS2015-70**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-008-001 is **Approved with conditions. (9-0)**"

**CONDITIONS**

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.

**8. 2015S-024-001**

**RESUB. LOT 6, THE ROBERT H. DEMOSS 69- ACRE TRACT**

Map 145, Parcel(s) 053  
 Council District 34 (Carter Todd)  
 Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots on property located at 5408 Granny White Pike, on the east side of Granny White Pike, approximately 170 feet north of Camelot Road, zoned R40 (2.53 acres), requested by CK Surveyors, LLC, applicant; Phillip L. Bennett, et ux, owner.

**Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015S-024-001 to the March 26, 2015, Planning Commission meeting. (9-0)**

---

**I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES**

---

The Planning Commission will make the final decision on a Community Plan Amendment. The Commission will make a recommendation to the Metro Council on any associated cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

**No Cases on this Agenda**

---

## J. RECOMMENDATIONS TO METRO COUNCIL

---

The Planning Commission will make a recommendation to the Metro Council on the requests below. The Metro Council will make the final decision to approve or disapprove the request.

### Specific Plans

#### 9. 2013SP-018-001

##### SAINT THOMAS HOSPITAL DISTRICT

Map 103-15, Parcel(s) 018  
Council District 24 (Jason Holleman)  
Staff Reviewer: Jason Swaggart

A request to rezone from RM40 to SP-MU zoning for property located at 109 Bosley Springs Road, approximately 530 feet west of Harding Pike and located within the Harding Town Center Urban Design Overlay District (7.0 acres), to permit a mixed use development consistent with the Harding Town Center UDO, requested by Civil Site Design Group, applicant, Saint Thomas Hospital, owner.

**Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2013SP-018-001 to the March 26, 2015, Planning Commission meeting. (9-0)**

#### 10. 2015SP-001-001

##### THE ROW AT 6TH & GARFIELD

Map 081-08, Parcel(s) 445-446, 448, 450-451  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for properties located at 1700, 1702, 1706, 1710 and 1712 6th Avenue North, at the northeast corner of 6th Avenue North and Garfield Street, (1.01 acres), to permit up to 20 multifamily dwelling units, requested by Dale & Associates, applicant; Bryan Development, LLC, owner.

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

##### APPLICANT REQUEST

**Zone change to permit twenty multifamily 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 1700, 1702, 1706, 1710 and 1712 6th Avenue North, at the northeast corner of 6th Avenue North and Garfield Street, (1.01 acres), to permit up to 20 multi-family dwelling 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 7 lots with 1 duplex lot for a total of 9 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

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

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. Bus service is present along the southern side of the SP, along Garfield Street. Increased intensity through infill development makes bus service and similar transit services more feasible because it generates more

riders. A new sidewalk along Garfield Street will provide an improved pedestrian connection by providing pedestrians safe and access to other areas.

## **NORTH NASHVILLE COMMUNITY PLAN**

### **Current 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.

### **Proposed Policy**

No change proposed.

### Consistent with Policy?

Yes. The policy supports residential uses, including multifamily residential. The plan provides an urban form by placing the buildings along Garfield Street and 6<sup>th</sup> Avenue North and providing a private drive from the alley to access the buildings. The proposed multifamily residential units provide that mixture of housing types in a strategic location within North Nashville.

## **PLAN DETAILS**

This site is located at the northeast corner of Garfield and 6<sup>th</sup> Avenue North, in north Nashville. The site consists of five existing parcels located at 1700, 1702, 1706, 1710 and 1712 6<sup>th</sup> Avenue South. 1702, 1706, 1710 and 1712 6<sup>th</sup> Avenue North have existing duplex dwellings; 1700 6<sup>th</sup> Avenue South is vacant. The parcels are within the Salemtown Worthy of Conservation District. However, the structures on these parcels have been determined to be non-contributing structures.

The proposed SP includes 20 multifamily dwelling units. Eight attached units will front Garfield Street, seven attached units will front 6<sup>th</sup> Avenue South and five attached units will front a courtyard within the SP. The SP will be completed in two phases. Phase 1 will include the eight attached dwelling units fronting Garfield Street. Phase 2 will include the remaining 12 units.

The existing alley will provide two vehicular access points to the proposed dwelling units. The five attached units fronting the courtyard will have garage access off the existing alley. All units will have a two-car garage and six surface parking spaces have been provided on-site. A minimum of five bike parking spaces have been added near the courtyard, providing transportation options to the future residents. A "B-3" type landscape buffer will be installed along the northern property line to buffer the existing structures to the north of the site. Additional landscaping will be placed within the SP.

Garfield Street is a collector street that provides circulation within and between neighborhoods in North Nashville. This SP includes an eight foot sidewalk and a four foot planting street along Garfield Street as the Major and Collector Street Plan (MCSP) requires. The tree wells will be added to the existing sidewalk along 6<sup>th</sup> Avenue North. A five foot sidewalk shall be installed between units 13 and 14, to provide a pedestrian connection to 6<sup>th</sup> Avenue North. A sidewalk connection shall be made from the courtyard side walk to the sidewalk between units 13 and 14.

The properties within the SP have been designated as Worthy of Conservation by the Metro Historic Zoning Commission. The structures located on these parcels have been identified as non-contributing structures by the Metro Historic Zoning Commission. Architectural standards have been included on the plan and elevations will be provided with the final site plan. The standards include that buildings 1-5 shall have porches on the courtyard side, as well as the standard façade requirements. The proposed residential units shall have a maximum height limitation of 45 feet measured to roofline.

## **ANALYSIS**

The SP is consistent with the T4 Neighborhood Evolving policy and meets several critical planning goals. The twenty multifamily residential units will provide a well-designed development within along the Garfield Street corridor.

## **HISTORIC ZONING COMMISSION RECOMMENDATION**

### **Approved**

- Within Salemtown WOC District, but parcels are vacant or contain non-contributing properties.

## **FIRE MARSHAL RECOMMENDATION**

**N/A**

## **STORMWATER RECOMMENDATION**

**Approved**

**WATER SERVICES RECOMMENDATION**

**Approved**

- Approved as a Preliminary SP only. Public utility construction plans must be approved before the Final SP can be approved

**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.
- Indicate dumpster and recycling container location onsite ~ indicate that they must be installed with phase 1

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)	1.01	7.26 D	8 U *	77	6	9

\*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)	1.01	-	20 U	159	15	17

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
-	-	-	+ 12 U	+82	+9	+8

**METRO SCHOOL BOARD REPORT**

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

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

Based on data from the Metro School Board last updated September 2014, the proposed SP permitting up to twenty multifamily residential dwelling units will not generate additional students from what is generated by the existing R6 zoning district.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions. The proposed SP is consistent with the T4 Neighborhood Evolving policy of the North Nashville Community Plan.

**CONDITIONS**

1. Uses within this SP shall be limited to a maximum of 20 multifamily 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 RM20-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. A five foot sidewalk shall be installed between units 13 and 14 and connect to 6<sup>th</sup> Avenue North. Sidewalk connection shall be installed from the courtyard sidewalk to the sidewalk between units 13 and 14.

5. No structure shall be more than three stories and shall be limited to a maximum height of 45 feet, measured to the roofline. Building elevations for all street and courtyard facing facades shall be provided with the final site plan. Buildings 1-5 shall have porches on the courtyard 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, except dormers.
  - 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.
6. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
7. 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.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approve with conditions and disapprove without all conditions. (9-0), Consent Agenda

**Resolution No. RS2015-71**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-001-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

**CONDITIONS**

1. Uses within this SP shall be limited to a maximum of 20 multifamily 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 RM20-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. A five foot sidewalk shall be installed between units 13 and 14 and connect to 6<sup>th</sup> Avenue North. Sidewalk connection shall be installed from the courtyard sidewalk to the sidewalk between units 13 and 14.
5. No structure shall be more than three stories and shall be limited to a maximum height of 45 feet, measured to the roofline. Building elevations for all street and courtyard facing facades shall be provided with the final site plan. Buildings 1-5 shall have porches on the courtyard 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, except dormers.
  - 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.
6. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
7. 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.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. 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.

## 11. 2015SP-014-001

### SNYDER COURT

Map 091-10, Parcel(s) 148-149  
Council District 20 (Buddy Baker)  
Staff Reviewer: Melissa Sajid

A request to rezone from R8 to SP-R zoning for properties located at 5800 and 5802 Robertson Avenue, at the northwest corner of Robertson Avenue and Snyder Avenue, (0.28 acres), to permit up to 4 detached residential units, requested by William Snyder, applicant; Rick Griffith, owner.

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

**The Metropolitan Planning Commission deferred 2015SP-014-001 to the March 26, 2015, Planning Commission meeting. (9-0)**

## 12. 2015SP-022-001

### 6309 NOLENSVILLE PIKE

Map 173, Parcel(s) 150  
Council District 04 (Brady Banks)  
Staff Reviewer: Melissa Sajid

A request to rezone from AR2A to SP-R zoning for property located at 6309 Nolensville Pike, approximately 1,530 feet north of Holt Road, (11.3 acres), to permit 108 attached residential units, requested by Anderson, Delk, Epps & Associates, applicant; Pence Leasing, LLC., owner.

**Staff Recommendation: Defer to the April 9, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-022-001 to the April 9, 2015, Planning Commission meeting. (9-0)**

## 13. 2015SP-023-001

### PEARL AND FISK STREET

Map 092-08, Parcel(s) 134-135, 153, 366  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for properties located on part of 1709 Pearl Street and at 423, 425 and 427 Fisk Street, at the southeast and southwest corners of Fisk Street and Pearl Street, (0.95 acres), to permit up to 50 residential units, within two buildings, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Michael D. Schmerling Partners, G.P. and Pearl Street Development G.P., owners.

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

### APPLICANT REQUEST

**Preliminary SP to permit a multifamily residential development.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Mixed Use (SP-R) zoning for properties located on part of 1709 Pearl Street and at 423, 425 and 427 Fisk Street, at the southeast and southwest corners of Fisk Street and Pearl Street, (0.95 acres), to permit up to 50 residential units, within two buildings.

#### **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 6 lots with 1 duplex lot for a total of 8 units.*

#### **Proposed Zoning**

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

#### **CRITICAL PLANNING GOALS**

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

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. Bus service is present along D.B Todd Jr. Blvd, one block away from this SP. Increased intensity through infill development makes bus service and similar transit services more feasible because it generates more riders. A new six foot sidewalk along Pearl and Fisk Streets will provide an improved pedestrian connection by providing pedestrians safe and access to other areas.

#### **NORTH NASHVILLE 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 Proposed Policy**

No change proposed.

#### Consistent with Policy?

Yes. The policy supports residential uses, include multifamily residential uses. The plan provides an urban form by placing the buildings along Pearl and Fisk Streets and providing parking behind the buildings. The proposed multifamily residential units provide mixture of housing types in a strategic location within North Nashville.

#### **PLAN DETAILS**

The proposed SP includes two buildings located on two sites at the southeast and southwest corner of Fisk Street and Pearl Street in North Nashville. The Pearl Street East portion consists of three existing parcels located at 423, 425, and 427 Fisk Street that are currently vacant. Pearl Street West portion is located at 1709 Pearl Street and is also vacant.

#### Pearl Street East Building

The first phase of the SP includes the Pearl Street East building. The building proposes 32 one-bedroom multifamily dwelling units along with 32 parking stalls placed in the rear of the site.

Vehicular access will be provided by 17th Avenue North, along the east side of the site. Access will not go through to Fisk Street.

#### Pearl Street West Building

The second phase of the SP includes the Pearl Street West building. The building proposes 18 one-bedroom multifamily dwelling units along with 18 parking stalls placed in the rear of the site.

Vehicular access will be provided by the existing alley, along the west side of the site. Access will not go through to Fisk Street.

The proposed buildings will frame both Pearl and Fisk Street and provide a pedestrian friendly environment. An additional six parking spots will be installed along Fisk Street, three spots on each side of the street. A minimum of 13 bike parking spaces; 8 spaces allocated to Pearl Street East and 5 spaces allocated to Pearl Street West have been providing transportation options to the future residents. An "A-3" type landscape buffer shall be installed along the southern property line, of both parcels, to buffer the proposed parking lot from the southern properties.

This SP includes a six foot sidewalk and a four foot planting street along Pearl and Fisk Streets as the Major and Collector Street Plan (MCSP) requires. A five foot sidewalk will be installed from 17th Avenue North Street along the rear of the Pearl Street East building to provide pedestrian access to the parking area. Pearl Street West will also have a sidewalk along that rear of the building abutting the parking area. A sidewalk connection from the Pearl Street sidewalk to the sidewalk in the rear of the Pearl Street West building, along that west side of the building is a condition of approval.

Architectural standards been included on the plan and elevations will be required with the final site plan. Both buildings shall have articulated street-facing facades and raised foundation requirements. Both residential buildings shall have a maximum height of three stories.

#### **ANALYSIS**

The SP provides a preliminary site plan and a development plan with the necessary conditions that will be used to regulate future development within the SP boundary. The SP is consistent with T4 Mixed Use Neighborhood land use polices. The proposed 50 multifamily residential units will provide a well-designed development along Pearl Street corridor. The proposed SP is consistent with the land use polices and staff recommends approval with conditions.

#### **FIRE MARSHAL'S OFFICE**

##### **Approved with conditions**

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



**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.
- The existing pavement dimensions on Pearl Street should be maintained. Install curb face at the existing edge of pavement/curb face. Final design of all roadside elements should be coordinated with MPW prior to the submittal of the Final SP.

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)	0.95	7.26 D	7 U *	67	6	8

\*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 (220)	0.95	-	50 U	427	29	46

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
-	-	-	+ 43 U	+360	+23	+38

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- Verify sight distance at 17th Ave access point with field run survey prior to final SP.

**STORMWATER RECOMMENDATION**

**Approved with conditions**

- Offsite storm improvements will be required with this development.

**WATER RECOMMENDATION**

**Approved**

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

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R6 district: 2 Elementary 1 Middle 1 High

Projected student generation proposed SP-R district: 13 Elementary 7 Middle 5 High

The proposed SP-R zoning district would generate 21 more students than what is typically generated under the existing R6 zoning district using the urban infill factor. Students would attend Park Avenue Elementary School, McKissack Middle School, and Pearl-Cohn High School. Pearl-Cohn High School is over capacity. There is capacity within the adjacent cluster for additional elementary students. 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 staff conditions.

**CONDITIONS**

1. Uses shall be limited to a maximum of 50 multifamily residential units.
2. First floor residential units along Pearl Street shall have access and frontages with doors oriented towards the street, whether individual stoops or a combined stoop of no more than 2 units per stoop.
3. The two first floor units in each building along Fisk Street, closest to Pearl Street, shall have frontages with doors oriented towards the street, whether individual stoops or a combined stoop of no more than 2 units per stoop.

4. Prior to the final site plan application, the applicant shall evaluate whether the first floor unit farthest from Pearl Street in each building can be two stories and create an active street level presence with an entrance from Fisk Street that is below the grade of the other first floor units, with a second floor entrance to the parking to the rear of the building. Otherwise, street facades shall be pedestrian friendly through means of landscaping and architectural articulation of the building.
5. Raised foundations of 12-48" are required for both buildings, except where additional foundation is needed due to topography. Foundations over 48" without pedestrian entrances shall include articulation and landscaping elements.
6. Sidewalk shall be installed along the western side of the Pearl Street West building to connect the sidewalk along Pearl Street and the sidewalk abutting the parking lot.
7. A four foot planting strip shall be placed between the curb and the sidewalk along both buildings.
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.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. 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.

Ms. Blackshear stepped back in the room at 6:55 p.m.

Ms. Birkeland presented the staff recommendation of approval with conditions and disapproval without all conditions.

Tom White, 36 Old Club Court, spoke in favor of the application.

Mehalia Howard, 1708 Pearl Street, spoke in favor of the application and noted that it will be a great addition to the neighborhood.

Dr. Ruth Ross Edmonds, 1704 Charlotte Ave, spoke in opposition to the application due to increased traffic and parking concerns.

(Name unclear), 1704 Charlotte Ave, spoke in opposition to the application due to increased traffic and parking concerns.

Tom White noted that his client meets and exceeds the parking requirements.

**Mr. Adkins closed the Public Hearing.**

Ms. Farr spoke in favor of the application due to the expansion of affordable housing options in an urban core.

Ms. LeQuire spoke in favor of the application and expressed excitement for more affordable housing options.

Ms. Blackshear spoke in favor of the application and suggested that maybe there is a way to address the neighbor's concerns regarding parking.

**Mr. Clifton moved and Mr. Dalton seconded the motion to approve with conditions 1-10 and disapprove without conditions 1-10. (8-0)**

**Resolution No. RS2015-72**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-023-001 is **Approved with conditions 1-10 and disapproved without conditions 1-10. (8-0)**"

**CONDITIONS**

1. Uses shall be limited to a maximum of 50 multifamily residential units.
2. First floor residential units along Pearl Street shall have access and frontages with doors oriented towards the street, whether individual stoops or a combined stoop of no more than 2 units per stoop.
3. The two first floor units in each building along Fisk Street, closest to Pearl Street, shall have frontages with doors oriented towards the street, whether individual stoops or a combined stoop of no more than 2 units per stoop.
4. Prior to the final site plan application, the applicant shall evaluate whether the first floor unit farthest from Pearl Street in each building can be two stories and create an active street level presence with an entrance from Fisk Street that is below the grade of the other first floor units, with a second floor entrance to the parking to the rear of the building. Otherwise, street facades shall be pedestrian friendly through means of landscaping and architectural articulation of the building.

5. Raised foundations of 12-48" are required for both buildings, except where additional foundation is needed due to topography. Foundations over 48" without pedestrian entrances shall include articulation and landscaping elements.
6. Sidewalk shall be installed along the western side of the Pearl Street West building to connect the sidewalk along Pearl Street and the sidewalk abutting the parking lot.
7. A four foot planting strip shall be placed between the curb and the sidewalk along both buildings.
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.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

## 14. 2015SP-025-001

### 14TH & WEDGEWOOD

Map 105-09, Parcel(s) 021-022  
 Council District 17 (Sandra Moore)  
 Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R for property located at 1727 and 1729 14th Ave. S., at the northwest corner of 14th Ave. S. and Wedgewood Avenue (0.25 acres), to permit four attached residential units, requested by Dale and Associates, applicant; Brennon Mobley and Metro Nashville Davidson County, owners.

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

### APPLICANT REQUEST

**Zone change to permit four attached residential units.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) for property located at 1727 and 1729 14th Ave. S., at the northwest corner of 14th Ave. S. and Wedgewood Avenue (0.25 acres), to permit four attached 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 1 lot with 1 duplex lot for a total of 2 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

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

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. Bus service is present along the southern side of the SP, along Wedgewood Avenue. Increased intensity through infill development makes bus service and similar transit services more feasible because it generates more riders. A new sidewalk along Wedgewood and 14<sup>th</sup> Avenue South will provide an improved pedestrian connection by providing pedestrians safe and access to other areas.

## **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.

### **Detailed Policy**

#### **Edgehill Detailed Neighborhood Design Plan (DNDP)**

Single Family Detached (SFD) is intended for single-family housing; detached housing are single units on a single lot.

### **Draft Preferred Future Policy**

No change proposed. However the Single Family Detached Policy is proposed to be removed with the policy update.

### Consistent with Policy?

Yes. The policy supports residential uses within this urban neighborhood. The proposed draft policy intends to remove the Single Family Detached detailed policy in this area. The proposed attached residential units provide that mixture of housing types in a strategic location within Edgehill. The project will also provide sidewalk improvements to enhance the pedestrian connectivity of the area. The units will also mirror what is already constructed on the east side of 14<sup>th</sup> Avenue South at the corner. This project is consistent with the maintenance policy in that it bookends the west side of 14<sup>th</sup> Avenue South with a similar design along a major arterial street, thus, providing density at an appropriate location.

## **PLAN DETAILS**

The site is located at the northwest corner of Wedgewood Avenue and 14th Avenue South, within the Edgehill Neighborhood. The site consists of two existing parcels located at 1727 and 1729 14th Avenue South. 1727 14<sup>th</sup> Avenue South has existing single family dwelling located on it; 1729 14<sup>th</sup> Avenue South is owned by Metro Nashville Davidson County and is vacant. The proposed SP includes four attached dwelling units that will front Wedgewood Avenue.

The existing alley to the west will provide vehicular access to the units via a shared drive. All units will have a two-car garage and two additional surface parking spaces have been provided on-site. A minimum of two bike parking spaces have been added along the western most residential units providing transportation options to the future residents. A "A-3" type landscape buffer will be installed along the northern property line to buffer the existing structures to the north of the site. Additional landscaping will be placed within the SP.

This SP includes an eight foot sidewalk and a six foot planting strip along Wedgewood Avenue as required by the Major and Collector Street Plan (MCSP). This sidewalk will be placed within a pedestrian easement. The existing five foot sidewalk and two foot grass strip shall be extended along 14<sup>th</sup> Avenue South, then transition around the curve the full grass strip and sidewalk along Wedgewood Avenue.

Conceptual building elevation drawings were not provided within the SP, however architectural standards been included on the plan and building elevations are required with the final site plan. Additionally, unit four shall have façade requirements and a porch that addresses both street frontages. The grade along Wedgewood Avenue is higher than other areas on the site. The grade decreases as the site extends north, to the rear of the site, along 14<sup>th</sup> Avenue South. The proposed residential units work with grade and surrounding neighborhood by limiting the height to a maximum of two stories along Wedgewood Avenue. As the grade decreases along 14<sup>th</sup> Avenue South, towards the rear of the site, a height limitation to three stories in 45 feet, measured from the rear roofline, is more appropriate.

## **ANALYSIS**

The SP is consistent with the T4 Urban Neighborhood Maintenance policy and meets several critical planning goals. The four residential units will provide a well-designed development along the Wedgewood Avenue corridor providing density at an appropriate location along a major arterial street.

## **FIRE MARSHAL RECOMMENDATION**

### **Approved with conditions**

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

## **STORMWATER RECOMMENDATION**

### **Approved with comments**

- Additional room for water quality may be required (to be determined during Final SP review).
- Offsite storm improvements may be required (to be determined during Final SP review).

**WATER SERVICES RECOMMENDATION**

**Approved**

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

**TRAFFIC AND PARKING RECOMMENDATION**

**No exception taken**

**PUBLIC WORKS 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)	0.25	7.26 D	2 U *	20	2	3

\*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)	0.25	-	5 U	39	4	5

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
-	-	-	+ 3 U	+19	+2	+2

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R6 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 up to four attached residential dwelling units will not generate additional students from what is generated by the existing R6 zoning district.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses within this SP shall be limited to a maximum of four attached 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 RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. Sidewalk improvements along Wedgewood Avenue shall be within a pedestrian easement.
4. Sidewalk extension along 14<sup>th</sup> Avenue South shall be a minimum of five feet in width.
5. The final site plan shall include architectural elevations showing raised foundations of 18-36" for residential buildings. No structure shall be more than three stories and shall be limited to a maximum height of 45 feet, measured to the rear roofline. No structure shall be more than two stories along Wedgewood Avenue. Building elevations for all street facades shall be provided with the final site plan. Building 4 shall have a porch on both street sides. The following standards shall be met:
  - a. Building facades fronting Wedgewood Avenue shall provide a minimum of one principal entrance (doorway). Building facades fronting Wedgewood and 14<sup>th</sup> Avenue South shall have a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except dormers.
  - c. EIFS and vinyl siding shall be prohibited.

6. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
7. 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.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. 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.

Ms. Birkeland presented the staff recommendation of approval with conditions and disapproval without all conditions.

Preston Quirk, 2931 Berry Hill Drive, spoke in favor of the application and is in agreement with all staff conditions.

Brandon Burnette, 516 Heather Place, spoke in favor of the application and noted they are proposing sidewalks along both 14<sup>th</sup> and Wedgewood.

Theo Antoniadis, 1720 15<sup>th</sup> Ave S. spoke in opposition to the application due to decreased quality of life for neighbors in the area; will reduce privacy and light due to the height of the structure.

Preston Quirk stated they would be willing to work with the neighbors regarding the height issue.

**Mr. Adkins closed the Public Hearing.**

Ms. Blackshear spoke in favor of the application and stated that the applicant addressed her concerns regarding height.

**Mr. Clifton moved and Mr. Dalton seconded the motion to approve with conditions and disapprove without all conditions. (8-0)**

### Resolution No. RS2015-73

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-025-001 is Approved with conditions and disapproved without all conditions. (8-0)"**

**CONDITIONS**

1. Uses within this SP shall be limited to a maximum of four attached 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 RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. Sidewalk improvements along Wedgewood Avenue shall be within a pedestrian easement.
4. Sidewalk extension along 14<sup>th</sup> Avenue South shall be a minimum of five feet in width.
5. The final site plan shall include architectural elevations showing raised foundations of 18-36" for residential buildings. No structure shall be more than three stories and shall be limited to a maximum height of 45 feet, measured to the rear roofline. No structure shall be more than two stories along Wedgewood Avenue. Building elevations for all street facades shall be provided with the final site plan. Building 4 shall have a porch on both street sides. The following standards shall be met:
  - a. Building facades fronting Wedgewood Avenue shall provide a minimum of one principal entrance (doorway). Building facades fronting Wedgewood and 14<sup>th</sup> Avenue South shall have a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except dormers.
  - c. EIFS and vinyl siding shall be prohibited.
6. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
7. 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.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not

otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.  
**10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**

## 15. 2015SP-026-001

### 94 THOMPSON LANE

Map 119-10, Parcel(s) 095

Council District 16 (Tony Tenpenny)

Staff Reviewer: Lisa Milligan

A request to rezone from RS10 to SP-O zoning for property located at 94 Thompson Lane, approximately 391 feet west of Hartford Drive (0.46 acres) to permit General Office, requested by Dale & Associates, applicant; John Thomas Goodwin, owner.

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

### APPLICANT REQUEST

**Preliminary SP to allow for general office.**

#### Preliminary SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan-Office (SP-O) zoning for property located at 94 Thompson Lane, approximately 391 feet west of Hartford Drive (0.46 acres), to permit general office.

### 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 1 unit.*

### Proposed Zoning

Specific Plan-Office (SP-O) 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 office uses.

### CRITICAL PLANNING GOALS

N/A

### SOUTH NASHVILLE COMMUNITY PLAN

#### Existing Land Use Policy

T3 Suburban Neighborhood Evolving (T3 NE) policy is intended to create 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 cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

South Nashville Community Plan Special Policy Area 3 – Thompson Lane Corridor: Simmons Avenue to Mashburn Road Intersection The land uses intended for this area include all types of residential development, community services customarily allowed in residentially zoned areas, and offices. Maximum intensity and maximum height is provided. New development and redevelopment should be pedestrian friendly. Buildings should be oriented toward and placed closer to Thompson Lane, with parking consolidated beside and/or behind buildings. Design passed zoning is recommended wherever a zone change is necessary to ensure the intended type and design of development and the provisions of any needed infrastructure improvements.

#### DRAFT Preferred Future Land Use Policy

D 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.

#### Consistent with Policy?

Yes. The proposed plan is consistent with the existing Special Policy and with the draft preferred future policy. The proposed use of general office is in keeping with the Special Policy created for the area with the Community Plan update. Parking, except for 1 handicap space, is being placed behind the building.

**PLAN DETAILS**

The site is located at 94 Thompson Lane, north of Thompson Lane and west of Hartford Drive. The site is approximately 0.46 acres in size. The current use of the property is 1 single-family detached residential unit.

Site Plan

The plan proposes to utilize the existing residential structure, with a small addition, for a general office use. A 2,000 square foot storage building is proposed to be constructed behind the existing building.

A sidewalk is required along the Thompson Lane frontage and must be constructed. Vehicular access to the site is from a single point on Thompson Lane. A handicap parking space is proposed in front of the existing building while the remainder of the parking is located behind the existing building.

Existing vegetation on the rear of the lot adjacent to existing residential is being maintained to provide for a buffer. Specific standards have been included which will regulate the type of signage allowed.

**ANALYSIS**

The proposed use is consistent with the existing policy as well as the draft preferred policy. Parking has been located to the rear of the existing structure to lessen its impact.

**FIRE DEPARTMENT RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

**Approved with conditions**

- Add Preliminary Note to plans: (This drawing is for illustration purposes to indicate the basic premise of the development. The final lot count and details of the plan shall be governed by the appropriate regulations at the time of final application.)

**WATER SERVICES**

**Approved with conditions**

- Approved as a Preliminary SP only. Payment of any required capacity fees must be submitted before 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.
- If sidewalks are required with this development then they should be shown on this plan per the MCSP. Indicate the following cross section curb and gutter (with the lip of the gutter placed at the existing edge of shoulder), 6 foot grass strip, and 8 foot sidewalk. Final design is to be coordinated with MPW prior to Final SP submittal.

**TRAFFIC AND PARKING RECOMMENDATION**

No exception taken

Maximum Uses in Existing Zoning District: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.46	4.35 D	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.46	-	1,400 SF	50	7	7

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+30	+5	+4



## STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

### CONDITIONS

1. Permitted uses shall be limited to general office.
2. Sidewalks are required along Thompson Lane as per the adopted Major and Collector Street Plan. Depict a 4' planting strip and 8' sidewalk on the revised plan and construct the sidewalk prior to the issuance of a Use and Occupancy permit.
3. 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 OL zoning district as of the date of the application request or application.
4. 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.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
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.

Approve with conditions and disapprove without all conditions. (8-0-1), Consent Agenda

### **Resolution No. RS2015-74**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-026-001 is **Approved with conditions and disapproved without all conditions. (8-0-1)**"

### CONDITIONS

1. Permitted uses shall be limited to general office.
2. Sidewalks are required along Thompson Lane as per the adopted Major and Collector Street Plan. Depict a 4' planting strip and 8' sidewalk on the revised plan and construct the sidewalk prior to the issuance of a Use and Occupancy permit.
3. 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 OL zoning district as of the date of the application request or application.
4. 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.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
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.

## 16. 2015SP-028-001

### TULIP GROVE ADDITION

Map 086, Parcel(s) 272

Council District 12 (Steve Glover)

Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP-R zoning for property located at 1132 Tulip Grove Road, 400 feet south of Tulip Grove Point, (8.86 acres), to permit up to 50 detached residential dwelling units, requested by Dale & Associates, applicant; Southeastern Development Group, LLC, owners.

**Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-028-001 to the March 26, 2015, Planning Commission meeting. (9-0)**

## 17. 2015SP-029-001

### HART LANE COTTAGES

Map 060-12, Parcel(s) 057

Council District 08 (Karen Bennett)

Staff Reviewer: Lisa Milligan

A request to rezone from RS10 to SP-R zoning for property located at 115 Hart Lane, approximately 690 feet east of the intersection of Dickerson Pike and Hart Lane, (4.59 acres), to permit up to 28 residential units, requested by Dale & Associates, applicant; John Howard, owner.

**Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-029-001 to the March 26, 2015, Planning Commission meeting. (9-0)**

## 18a. 2015SP-030-001

### BELLEVUE STATION

Map 142, Parcel(s) 038, 042, 372

Council District 22 (Sheri Weiner)

Staff Reviewer: Lisa Milligan

A request to rezone from MUL to SP-R zoning for property located at Old Harding Pike (unnumbered), 7386 Old Harding Pike, and Bellevue Road (unnumbered), at the corner of Bellevue Road and Old Harding Pike, (5.4 acres), and located within the Bellevue Town Center Urban Design Overlay, to permit up to 67 residential units, requested by Kimley-Horn & Associates., applicant; Bellevue Towne Center Partnership, owner (see UDO Cancellation case no. 2002UD-002-001).

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

#### APPLICANT REQUEST

**Preliminary SP to up to 67 residential units**

#### Preliminary SP

A request to rezone from Mixed Use Limited (MUL) to Specific Plan-Residential (SP-R) zoning for properties located at 7386 Old Harding Pike and Bellevue Road (unnumbered) (5.4 acres), to permit up to 67 residential units.

#### **Existing Zoning**

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

#### **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 two residential building types.

#### **CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices

The proposed plan provides a range of housing choices by providing several building types within the development. Sidewalks are being provided along internal drives as well as along Bellevue Road and Old Harding Pike. This increases walkability in the area and provides for a safer pedestrian environment.

#### **BELLEVUE COMMUNITY PLAN**

##### **Existing Land Use Policy**

T3 Suburban Neighborhood Center (T3 NC) policy is intended to enhance and create suburban neighborhood centers that are compatible with the general character of suburban 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. T3 Suburban Neighborhood Centers are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, civic, public benefit and residential land uses. T3 Suburban Neighborhood Centers serve suburban neighborhoods within a 5 minute drive.

##### **DRAFT Preferred Future Land Use Policy**

No change proposed.

Consistent with Policy?

Yes. The plan is consistent with the T3 NC policy. This property lies within a larger area that is designated as Neighborhood Center. The plan provides for a housing element within the Neighborhood Center that would serve existing and future non-residential uses. The plan is consistent with the general character of the area given the existing unit types and lot patterns to the north of the proposed project. Sidewalks are being provided along both Bellevue Road and Old Harding Pike, allowing for future residents to walk to nearby non-residential uses adding to the functionality of the area as a Neighborhood Center.

**PLAN DETAILS**

The site is located at 7386 Old Harding Pike and Bellevue Road (unnumbered), at the corner of Bellevue Road and Old Harding Pike. The site is located within the Bellevue Town Center Urban Design Overlay (UDO). The applicant is requesting cancellation of the UDO.

Site Plan

The plan proposes up to 67 multi-family residential units. The plan proposes 4 types of units: 2-story with no garage (20); 2-story with 1 car garage (17); 2-story with 2 car garage (15); and 3-story with 2 car garage (15).

The plan provides sidewalks along Bellevue Road and along Old Harding Pike. Internal sidewalks are also included throughout the development to provide for a walkable neighborhood. There will be a vehicular access from Bellevue Road and a vehicular access from Old Harding Pike. The plan also includes a realignment of Bellevue Road.

The development has been laid out in a way that faces units along both Bellevue Road and Old Harding Pike, creating a pedestrian friendly streetscape with architectural interest. Architectural standards have been provided including specifications for raised foundations, window orientation, porches, and materials.

**ANALYSIS**

The plan is consistent with the existing policy for the area and provides for additional housing choice in the area. Sidewalks are being provided to create a walkable community and the homes are situated in a way to frame Bellevue Road and Old Harding Pike. This plan creates a pedestrian oriented, well planned development that will serve as a building block to this neighborhood center. There are existing commercial uses in the area where residents from this development will be able to utilize and walk to over time.

**FIRE DEPARTMENT RECOMMENDATION**

**Approve with conditions**

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

**STORMWATER RECOMMENDATION**

**Approved**

**WATER SERVICES**

**Harpeth Valley Utility District**

- Prior to the approval of the Final SP, the design engineer must submit construction plans along with a review fee for review and approval.

**PUBLIC WORKS RECOMMENDATION**

**Approve with conditions**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- All improvements within the ROW are required to meet MPW standards and specifications, further coordination with the design team and MPW should occur prior to Final SP design. Road realignment at Bellevue and Old Harding must meet AASHTO, MUTCD, and MPW standards.
- Construct Bellevue Road to meet ½ MPW standard ST-255 and full St-255 for the relocated section. Sidewalks are to be located within ROW.
- On Old Harding Rd, construct curb and gutter, grass strip, sidewalk, and ½ road cross section to meet MCSP. Sidewalks are to be located within ROW.

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- Apply to Traffic and Parking to restrict on-street parking along Bellevue Rd and Old Harding Rd frontage.
- Comply with TIS recommendations. .
- Provide adequate sight distance at proposed project road intersection with Bellevue Rd and Old Harding Pk. and internal road intersections.
- Submit pavement marking and signage plans with final SP plan.

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

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)	5.4	-	100 U *	730	53	73

\*Based off UDO.

Maximum Uses in Existing 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)	5.4	-	12,420 SF *	569	18	52

\*Based off UDO.

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)	5.4	-	67 U	454	38	44

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-845	-33	-81

**METRO SCHOOL BOARD REPORT**

Projected student generation existing **MUL** district: **6** Elementary **3** Middle **2** High

Projected student generation proposed **SP-R** district: **14** Elementary **6** Middle **4** High

The proposed SP-R zoning district could generate 13 more students than what is typically generated under the existing MUL zoning district, based on the UDO. Students would attend Westmeade Elementary, Bellevue Middle School and Hillwood High School. Westmeade Elementary and Bellevue Middle School have been identified as over capacity. There is capacity within the cluster for elementary school students, but there is no capacity within the cluster for additional middle school students. This information is based upon data from the school board last updated October 2014.

**Fiscal Liability**

The fiscal liability of 6 new middle school students is \$156,000 (6 X \$26,000 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. The plan is consistent with the policy and meets several critical planning goals.

**CONDITIONS**

1. Permitted uses shall be limited to up to 67 residential units.
2. Provide 6' sidewalks along Bellevue Road on the corrected set.
3. On the corrected set, make sure all references to sidewalks along Old Harding Pike are for 8' sidewalks.
4. A raised foundation of 18" minimum on the front façade and 12" on the side and rear facades of each home will be required.
5. Side façades of units that face a public street shall have front façade requirements. Elevations of side façades units facing a public street shall be submitted with the final site plan.
6. On the corrected set, specify the front setback/build-to line from the sidewalk for all units.
7. On the corrected set, specify that all units must be at least 20 feet from the side and rear property lines.

8. On the corrected set, provide a dimension for the landscape buffer area adjacent to the Bellevue Mansion property.
9. 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 RM15-A zoning district as of the date of the application request or application.
10. 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.
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.

Ms. Milligan presented the staff recommendation of approval with conditions and disapproval without all conditions.

Items 18a and 18b were heard and discussed together.

Randy Chastain, builder, spoke in favor of the application.

David Coode with Kimley-Horn spoke in favor of the application and noted that they've had multiple meetings with the community.

Joe Gill, 7306 Old Harding Pike, spoke in favor of the application.

Bill Tyler, 608 Harpeth Knoll Road, spoke in opposition to the application and noted that this is a step backwards from NashvilleNext.

Randy Hale, 768 Harpeth Bend Drive, spoke in opposition to the application due to the historic nature of this property.

Randy Chastain noted that they have been very sensitive to the historic aspects of the property.

**Mr. Adkins closed the Public Hearing.**

Mr. Clifton spoke in favor of the additional affordable housing options.

Mr. Hunter stated that this is a great plan and is in favor of the application.

Ms. LeQuire noted that it is very important to have a variety of housing in Bellevue and everywhere else but is concerned that we would be undoing a UDO that we planned for that did allow commercial.

Mr. Farr spoke in favor of the application and noted that perhaps it's time to look at a new use for this area.

**Mr. Clifton moved and Ms. Farr seconded the motion to approve with conditions and disapprove without all conditions. (8-0)**

**Resolution No. RS2015-75**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-030-001 is **Approved with conditions and disapproved without all condition. (8-0)**"

**CONDITIONS**

1. Permitted uses shall be limited to up to 67 residential units.
2. Provide 6' sidewalks along Bellevue Road on the corrected set.
3. On the corrected set, make sure all references to sidewalks along Old Harding Pike are for 8' sidewalks.
4. A raised foundation of 18" minimum on the front façade and 12" on the side and rear facades of each home will be required.
5. Side façades of units that face a public street shall have front façade requirements. Elevations of side façades units facing a public street shall be submitted with the final site plan.
6. On the corrected set, specify the front setback/build-to line from the sidewalk for all units.
7. On the corrected set, specify that all units must be at least 20 feet from the side and rear property lines.
8. On the corrected set, provide a dimension for the landscape buffer area adjacent to the Bellevue Mansion property.
9. 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 RM15-A zoning district as of the date of the application request or application.

10. 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.

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.

## 18b. 2002UD-002-001

### BELLEVUE TOWN CENTER UDO

Map 142, Parcel(s) 038, 042, 372  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Lisa Milligan

A request to cancel the Bellevue Town Center Urban Design Overlay, for property located at Old Harding Pike (unnumbered), 7386 Old Harding Pike, and Bellevue Road (unnumbered), at the corner of Bellevue Road and Old Harding Pike, zoned MUL, (5.4 acres), approved for a mixed-use development including 61,850 square feet of retail/restaurant/office/residential uses, requested by Kimley-Horn & Associates., applicant; Bellevue Towne Center Partnership, owner (see zone change case no. 2015SP-030-001).

**Staff Recommendation: Approve, subject to approval of the associated SP. If the associated SP is not approved, staff recommends disapproval.**

### APPLICANT REQUEST

Cancel the Bellevue Town Center Urban Design Overlay.

#### UDO Cancellation

A request to cancel the Bellevue Town Center Urban Design Overlay, for property located at Old Harding Pike (unnumbered), 7386 Old Harding Pike, and Bellevue Road (unnumbered) (5.4 acres). The Bellevue Town Center UDO was approved for 61,850 square feet mixed use development with retail/restaurant/office/residential uses.

#### **Existing Zoning**

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

Bellevue Town Center UDO is a zoning tool that allows for a specifically designated area to have unique physical design standards in order to either protect the design character already established, or to create a design character that would otherwise not be ensured by the standard provisions of the zoning regulations.

### CRITICAL PLANNING GOALS

N/A

### PLAN DETAILS

The site is located at 7386 Old Harding Pike and Bellevue Road (unnumbered), at the corner of Bellevue Road and Old Harding Pike. The applicant is requesting a rezoning in addition to the cancellation of the Urban Design Overlay. The Bellevue Town Center UDO allows for the construction of a 61,850 square feet mixed use development. Buildings are specified to front on Bellevue Road and Old Harding Pike with specifications for building setbacks, architectural style, parking location, and landscaping. A new development is proposed with an SP zoning (see 2015SP-030-001).

### STAFF RECOMMENDATION

Staff recommends approval if the associated SP is approved. If the associated SP is not approved, staff recommends disapproval.

Ms. Milligan presented the staff recommendation of approval with conditions and disapproval without all conditions.

Items 18a and 18b were heard and discussed together.

Randy Chastain, builder, spoke in favor of the application.

David Coode with Kimley-Horn spoke in favor of the application and noted that they've had multiple meetings with the community.

Joe Gill, 7306 Old Harding Pike, spoke in favor of the application.

Bill Tyler, 608 Harpeth Knoll Road, spoke in opposition to the application and noted that this is a step backwards from NashvilleNext.

Randy Hale, 768 Harpeth Bend Drive, spoke in opposition to the application due to the historic nature of this property.

Randy Chastain noted that they have been very sensitive to the historic aspects of the property.

**Mr. Adkins closed the Public Hearing.**

Mr. Clifton spoke in favor of the additional affordable housing options.

Mr. Hunter stated that this is a great plan and is in favor of the application.

Ms. LeQuire noted that it is very important to have a variety of housing in Bellevue and everywhere else but is concerned that we would be undoing a UDO that we planned for that did allow commercial.

Mr. Farr spoke in favor of the application and noted that perhaps it's time to look at a new use for this area.

**Mr. Clifton moved and Ms. Farr seconded the motion to approve. (7-1) Ms. LeQuire voted against.**

**Resolution No. RS2015-76**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2002UD-002-001 is Approved. (7-1)"**

**19. 2015SP-031-001**

**COTTAGES OF SOUTHVIEW**

Map 093-15, Parcel(s) 336  
Council District 17 (Sandra Moore)  
Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for property located at 1056 2nd Avenue South, approximately 280 feet north of Mildred Shute Avenue, (0.34 acres), to permit up to 10 residential units, requested by Robinette Dyer Architects, applicant; FMBC Investments, owner.

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

**APPLICANT REQUEST**

**Preliminary SP to permit up to 10 residential units**

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) for property located at 1056 2<sup>nd</sup> Avenue South (0.34 acres) to permit up to 10 residential dwelling 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 2 lots with 2 duplex lots for a total of 4 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 one residential building types.

**CRITICAL PLANNING GOALS**

- Supports Infill Development
- Provides a Range of Housing Choices
- Supports a Variety of Transportation 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. The site is located in close proximity to an existing bus line, allowing for residents to have choice in transportation options.

## **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 plan is consistent with the draft preferred T4 NE policy. The plan proposes to intensify the development on an existing urban infill lot and providing additional housing choices in the area.

### **PLAN DETAILS**

The site is located at 1056 2<sup>nd</sup> Avenue South, on the east side of 2<sup>nd</sup> Avenue South and north of Mildred Shute Avenue. The site is approximately 0.34 acres in size.

### Site Plan

The plan proposes up to 10 multi-family units with 4 units fronting on 2<sup>nd</sup> Avenue South and the remaining 6 units located to the rear. Access for all units will be from an existing alley on the rear of the site. Sidewalks exist along 2<sup>nd</sup> Avenue South.

All units are accessed from a one way drive through the project. The units along 2<sup>nd</sup> Avenue South are proposed to be 2-stories and the rear units are proposed to be 3-stories. The units along 2<sup>nd</sup> Avenue South will each have 1 garage parking space while the rear units will each have 2 garage parking spaces. A wide internal sidewalk runs through the center of the property. Benches and planters are being provided to create an amenity area for the residents. Bicycle parking is provided as per the adopted Bicycle Parking Ordinance.

The units are proposed to be cedar rainscreen siding with split faced CMU foundations. Foundations will be raised between 18" and 36".

### **ANALYSIS**

The proposed plan is consistent with the draft preferred T4 NE policy and meets several critical planning goals. The plan is intensifying the use on a underutilized urban lot and providing for additional housing options within the area.

### **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 construction plans must be submitted and approved prior to Final SP stage. The required 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.
- Dedicate ROW prior building permit submittal.

### **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)	0.34	7.26 D	4 U *	39	3	5

\*Based on two two-family lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	0.34	-	10 U	96	8	11

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
-	-	-	+ 6 U	+57	+5	+6

**METRO SCHOOL BOARD REPORT**

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

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

The proposed zoning would generate no additional students over what would be generated by the existing zoning.

**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**

- Permitted land uses shall be limited to up to 10 multi-family residential units.
- Updated architectural elevations that comply with the following conditions shall be provided with the Final SP:
  - Doors of units 1-4 shall be parallel to 2<sup>nd</sup> Ave S.
  - Units 1-4 shall have two windows per floor, including the garage level, on each side façade that is not attached to another unit.
- A raised foundation of 18"- 36" is required for all residential buildings fronting a public street.
- With the final site plan application, provide landscaping along any raised foundation over 36" for units 1-4 that is parallel to 2<sup>nd</sup> Avenue S.
- 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.
- 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.
- Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
- The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**Resolution No. RS2015-77**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-031-001 is **Approved with conditions and disapproved without all conditions. (9-0)**”

**CONDITIONS**

1. Permitted land uses shall be limited to up to 10 multi-family residential units.
2. Updated architectural elevations that comply with the following conditions shall be provided with the Final SP:
  - a. Doors of units 1-4 shall be parallel to 2<sup>nd</sup> Ave S.
  - b. Units 1-4 shall have two windows per floor, including the garage level, on each side façade that is not attached to another unit.
3. A raised foundation of 18”- 36” is required for all residential buildings fronting a public street.
4. With the final site plan application, provide landscaping along any raised foundation over 36” for units 1-4 that is parallel to 2<sup>nd</sup> Avenue S.
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, 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.

**20. 2015SP-032-001**

**MENDING HEARTS**

Map 091-08, Parcel(s) 278.02, 278.03, 278.04, 278.05, 278  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Melissa Sajid

A request to rezone from RS5 to SP-R for property located at 930 and 932 42nd Avenue North and 4101, 4103 and 4105 Albion Street, at the southeast corner of 42nd Ave. N. and Albion St., (0.82 acres), to permit up to 26 multi-family units, requested by T- Square Engineering and Metro Nashville Planning Department, applicants; Mending Hearts, owner.

**Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-032-001 to the May 14, 2015, Planning Commission meeting. (9-0)**

**21. 2015SP-033-001**

**BURKITT STATION**

Map 183, Parcel(s) 012.01, 012, 060  
Council District 33 (Robert Duvall)  
Staff Reviewer: Latisha Birkeland

A request to rezone from AR2a to SP-MU zoning for property located at 13153, 13159, and 13167 Old Hickory Boulevard, approximately 640 feet south of Muci Drive, (18.74 acres), to permit up to 244 residential units and mixed use development, requested by Ragan-Smith Associates, Inc., applicant; Keach Investments, owner.

**Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-033-001 to the March 26, 2015, Planning Commission meeting. (8-0-1)**

## 22. 2015SP-034-001

### THE ROW AT MERIDIAN

Map 071-07, Parcel(s) 217

Council District 05 (Scott Davis)

Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to SP-R zoning for property located at 1901 Meridian Street, approximately 170 feet south of East Trinity Lane, (0.48 acres), to permit up to 8 residential units, requested by Dean Design Group, LLC., applicant; Capital Homes, LP, owner.

**Staff Recommendation: Disapprove.**

### APPLICANT REQUEST

**Preliminary SP to permit 8 townhomes.**

#### Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan - Residential (SP-R) zoning for property located at 1901 Meridian Street, approximately 170 feet south of East Trinity Lane, (0.48 acres), to permit up to 8 residential 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 four 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

N/A

### EAST NASHVILLE COMMUNITY PLAN

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 are proposed.

#### Consistent with Policy?

No. The policy supports all types of residential development that fits in with the general character of the surrounding area or for development that provides an adequate transition between zoning districts permitting incompatible land uses or areas characterized by different development patterns. In this case, the property borders a commercial zoning district to the north, which makes the site an appropriate transition site between the commercial district and the single-family district along Meridian Street and Edwin Street. While the site is an appropriate transitional area, staff finds that the layout does not provide the appropriate transition. Staff's primary concern with the layout is how it addresses Edwin. It would be more appropriate if the layout included units fronting on to Edwin that have setbacks consistent with the existing setbacks along Edwin.

### PLAN DETAILS

The approximately half acre site is located at the north east quadrant of Meridian Street and Edwin Street. The property is currently vacant, free of significant vegetation and contains no known environmental constraints. The site is bordered on the north by an unbuilt alley that runs from Meridian to Lischey Avenue to the east. All the properties north of the unbuilt alley from Meridian to Lischey are zoned commercial (CS) and front onto E. Trinity Lane. Approximately 82 feet of the site, starting at the northwester property line, also faces commercial zoning on the opposite side of Meridian.

#### Site Plan

The plan calls for eight townhomes with a density of approximately 16 units per acre. The townhomes are separated into four sets of two attached units. All units front onto Meridian. The units are staggered with setbacks of approximately 15 feet and 18 feet. The plan would permit units to be setback within 10 feet of Meridian and 15 feet of Edwin. The plan limits height to two stories in 30 feet. The unit at the corner is planned to address both streets. The plan does not provide building elevations, but it does provide some development standards, which are as follows:

- Building facades fronting a street shall provide a minimum of one principle entrance (doorway) onto street and a minimum of 25% glazing.
- Windows shall be vertically oriented at a ratio of 2:1 or greater.
- Eifs and vinyl siding shall be prohibited.
- Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 30 inches from the abutting average ground elevation.
- Porches shall provide a minimum of six feet of depth.

Vehicular ingress/egress into the site is proposed from the unbuilt alley to the north, which will require that the alley be improved. The plan calls for 22 parking spaces. A sidewalk is proposed along the properties frontage along Meridian and Edwin. The proposed sidewalk is five feet in width and includes a four foot planting strip.

**ANALYSIS**

Staff is recommending disapproval because it is not consistent with T4 NM policy. It is also important to note that Public Works is requesting that access be from Edwin Street and not the unbuilt alley to the rear. Planning would recommend that the only access be from the unbuilt alley. If the request is approved or deferred, this issue should be resolved prior to any Council approval.

**FIRE MARSHAL’S OFFICE**

**Approved with conditions**

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

**PUBLIC WORKS RECOMMENDATION**

**Returned for corrections**

- 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 the 4’ ROW dedication.
- Indicate that the development’s driveway is to connect to Edwin and not to the alley.
- Indicate installation of No Parking signs on both streets, petition Traffic and Parking for approval prior to building permit.
- Roadside cross section for both streets should be, at a minimum, the following: install ST-200 curb and gutter at existing edge of pavement, 4’ grass strip and 5’ ST-210 concrete sidewalk. May require ROW dedication to the back of sidewalk if this cross section does not fit within the existing ROW.

**STORMWATER RECOMMENDATION**

**Conditions if approved**

- Storm improvements to ROW may be required.

**WATER SERVICES**

**Approved**

- Public construction plans must be submitted and approved prior to Final SP stage.
- The required capacity fees must be paid prior to Final SP approval.

**METRO SCHOOL BOARD REPORT**

**Projected student generation existing RS5 district: 1 Elementary 1 Middle 1 High**

**Projected student generation proposed SP-R district: 3 Elementary 1 Middle 1 High**

The proposed SP-R zoning district would generate two additional students than what is typically generated under the existing RS5 zoning district. Students would attend Tom Joy Elementary, Jere-Baxter Middle School, and Maplewood High School. None of the schools are identified as over capacity and there is additional capacity within the cluster. This information is based upon data from the school board last updated October 2014.

**STAFF RECOMMENDATION**

Staff recommends disapproval as the request is not consistent with T4 NM policy.

**CONDITIONS (if approved)**

1. Uses shall be limited to a maximum of 8 multi-family residential units.
2. Access into the development shall be provided from the alley. No vehicular access shall be permitted onto Edwin Street. The alley shall be improved to Metro Public Works’ standards.
3. The required sidewalks on Meridian Street and Edwin Street shall be at a minimum five feet in width and shall include a four foot planting strip.
4. Side façades of units that face a public street shall have front façade requirements. Elevations of side façades units facing a public street shall be submitted with the final site plan.

5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.
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.

Mr. Swaggart presented the staff recommendation of disapproval.

Charlie Dean, 1633 West Main Street, spoke in favor of the staff recommendation and noted that the developer has worked with the councilmember and the neighbors and it's an introduction to reinvestment in this area.

Amanda Hudgins, 1814 Meridian Street, spoke in opposition to the application due to concerns with stormwater runoff, traffic, and increased crime in the area.

Harold Hudgins, 1814 Meridian Street, spoke in opposition to the application due to stormwater concerns.

Debra Alexander, 1810 Meridian Street, spoke in opposition to the applications due to increased crime concerns.

Charlie Dean clarified that drainage will be handled by Metro Storm Water.

**Mr. Adkins closed the Public Hearing.**

Ms. LeQuire asked Metro Storm Water to address the neighbor's concerns.

Steve Mishu, Metro Storm Water, stated that during the final construction phase, they will work with the engineer to make sure all fine details are worked out. It won't be approved unless it meets all stormwater criteria. Bio retention ponds work very well and should make things better for this area, not worse.

Ms. Farr expressed excitement to see new investment in this area.

**Ms. Farr moved and Mr. Gee seconded the motion to approve with conditions, including a condition requiring a wraparound porch on the corner unit, because it is an appropriate transition from a commercial policy area and meets several critical planning goals. (7-1) Mr. Dalton voted against.**

**Resolution No. RS2015-78**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-034-001 is Approved with conditions, including a condition requiring a wraparound porch on the corner unit, because it is an appropriate transition from a commercial policy area and meets several critical planning goals. (7-1)"**

**CONDITIONS (if approved)**

1. Uses shall be limited to a maximum of 8 multi-family residential units.
2. Access into the development shall be provided from the alley. No vehicular access shall be permitted onto Edwin Street. The alley shall be improved to Metro Public Works' standards.
3. The required sidewalks on Meridian Street and Edwin Street shall be at a minimum five feet in width and shall include a four foot planting strip.
4. Side façades of units that face a public street shall have front façade requirements. Elevations of side façades units facing a public street shall be submitted with the final site plan.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.
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.**

## **Zone Changes**

### **23. 2015Z-012PR-001**

Map 114, Parcel(s) 117  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R15 to CS zoning for property located on a portion of parcel at 7415 Charlotte Pike, on the south side of Charlotte Pike and west of Old Hickory Blvd. (0.59 acres), requested by Robert A. and Beverly R. Hendricks, owners.  
**Staff Recommendation: Approve.**

#### **APPLICANT REQUEST**

**Zone change from R15 to CS**

#### Zone Change

A request to rezone from One and Two-Family Residential (R15) to Commercial Service (CS) zoning for property located on part of a parcel at 7415 Charlotte Pike, on the south side of Charlotte Pike and west of Old Hickory Blvd. (0.59 acres).

#### **Existing Zoning**

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.*

#### **Proposed Zoning**

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

#### **CRITICAL PLANNING GOALS**

N/A

#### **BELLEVUE COMMUNITY PLAN**

##### **Current Policy**

T3 Suburban Mixed Use Corridor (T3 CM) policy is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of suburban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Conservation (CO) policy 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.

##### **DRAFT Preferred Future Policy**

No Change

##### Consistent with Policy?

Yes. The proposed CS district allows uses that are consistent with the T3 Suburban Mixed Use Corridor land use policy and is consistent with the existing zoning pattern in the area.

#### **FIRE MARSHAL RECOMMENDATION**

N/A

#### **PUBLIC WORKS RECOMMENDATION**

N/A

#### **TRAFFIC AND PARKING RECOMMENDATION**

##### **Conditions of Approval**

- Traffic study may be required at the time of development

**WATER SERVICES RECOMMENDATION**  
N/A

**STORMWATER RECOMMENDATION**  
No agency review required

Maximum Uses in Existing Zoning District: **R15**

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)	0.59	2.90 D	2 U *	20	2	3

\*Based on one two-family lot.

Maximum Uses in Proposed 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)	0.59	0.6 F	15,420 SF	698	20	59

Traffic changes between maximum: **R15 and CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+678	+18	+56

**SCHOOL BOARD REPORT**

No school support was prepared because this request is not likely to generate additional students.

**ANALYSIS**

The parcel at 651 Old Hickory Boulevard is approximately 2.32 acres within two zoning districts; R15 is approximately 0.59 acres and CS is approximately 1.73 acres. The proposed zoning change from R15 to CS is consistent with the existing CS zoning and proposed CS district allows uses that are consistent with the T3 Suburban Mixed Use Corridor land use policy.

**STAFF RECOMMENDATION**

Staff recommends approval.

Approve. (9-0), Consent Agenda

**Resolution No. RS2015-79**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-012PR-001 is **Approved. (9-0)**”

**24. 2015Z-013PR-001**

Map 071-13, Parcel(s) 002  
Council District 02 (Frank R. Harrison)  
Staff Reviewer: Alex Deus

A request to rezone from IWD to MUG zoning for property located at 100 Cumberland Bend, east of the intersection of Great Circle Road and Vantage Way (7.39 acres), requested by Littlejohn Engineering Associates, applicant; Horsepower, JV, owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

Rezone from IWD to MUG.

Zone Change

A request to rezone from Industrial Warehousing/ Distribution District (IWD) to Mixed- Use General District (MUG) zoning for property located at 100 Cumberland Bend, east of the intersection of Great Circle Road and Vantage Way (7.39 acres).

**Existing Zoning**

Industrial Warehousing/ Distribution District (IWD) is intended to implement industrial policies of the general plan that provide opportunities for wholesaling, warehousing and bulk distribution uses.

**Proposed Zoning**

Mixed- Use General District (MUG) is intended to implement the moderate high intensity mixed-use policies of the general plan including residential, commercial, and office uses. It is an appropriate use near major concentrations of employment, commercial, or industrial uses.

**CRITICAL PLANNING GOALS**

N/A

**NORTH NASHVILLE COMMUNITY PLAN**

**Current Policy**

District Office Concentration (D OC) 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**

District Employment Center (D EC) is intended to preserve, create and enhance Districts where a mixture of office, commercial, and light industrial uses is predominant.

Consistent with Policy?

Yes. This rezoning request is consistent with the proposed policy. The MUG district is an appropriate zoning under the District Employment Center and particularly in this area, as it adds a diversity of uses.

**ANALYSIS**

This property is predominantly undeveloped with the exception of a surface lot. Under the current zoning district it would permit opportunities for wholesaling, warehousing and bulk distribution uses. The MUG district would allow for more diversity of uses to be introduced to an area currently defined by office and light industrial.

This rezoning is consistent with the proposed policy and staff recommends approval.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	7.39	0.8 F	275,526 SF	981	83	89

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	7.39	3.0 F	965,725 SF	7648	1151	1161

Traffic changes between maximum: **IWD** and **MUG**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+6,667	+1,068	+1,072



**METRO SCHOOL BOARD REPORT**

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

**Projected student generation proposed MUG district: 36 Elementary 24 Middle 21 High**

The proposed MUG zoning district would not generate any more students than what is typically generated under the existing IWD zoning district. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl Cohn High School. Pearl Cohn High School is over capacity. There is capacity for additional high school students within an adjacent cluster. This information is based upon data from the school board last updated October 2014.

**STAFF RECOMMENDATION**

Staff recommends approval.

Approve. (8-0-1), Consent Agenda

**Resolution No. RS2015-80**

**“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-013PR-001 is Approved. (8-0-1)”**

**25. 2015Z-014PR-001**

Map 082-10, Parcel(s) 007, 012-014, 054, 058  
Council District 05 (Scott Davis)  
Staff Reviewer: Melissa Sajid

A request to rezone from IG to MUL for property located at 306 B and 500 Cowan Street and to rezone from IG to MUG-A for property located at 306, 402, 411 and Cowan Street and Cowan Street unnumbered, at the northwest corner of Cowan Street and Spring Street (22.66 acres), requested by Tune Entreklin & White, P.C., applicant for Sequatchie Concrete and Premier Leasing, LLC, owners.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from IG to MUL and MUG-A**

Zone Change

A request to rezone from Industrial General (IG) to Mixed Use Limited (MUL) for property located at 306 B and 500 Cowan Street and to rezone from Industrial General (IG) to Mixed Use General-A (MUG-A) for property located at 306, 402, 411 and Cowan Street and Cowan Street unnumbered, at the northwest corner of Cowan Street and Spring Street (22.66 acres).

**Existing Zoning**

Industrial General (IG) is intended for a wide range of intensive manufacturing uses.

**Proposed Zoning**

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

Mixed Use General-A (MUG-A) is intended for a moderately high intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

**CRITICAL PLANNING GOALS**

- Supports Infill Development
- Supports a Range of Housing Choices
- Promotes Compact Building Design
- Supports a Variety of Transportation Choices

The proposed MUG-A promotes walkable neighborhoods by incorporating building placement and design elements to create a streetscape that enhances the pedestrian experience. Both MUL and MUG-A also would expand the range of housing choices in the area by permitting mixed use, and MUG-A would also encourage compact building design by allowing more flexibility to build up rather than out. In addition, existing infrastructure is available at the subject property which supports infill development.

**EAST NASHVILLE COMMUNITY PLAN**

**Existing 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.

**DRAFT Preferred Future Policy**

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

Consistent with Policy?

The proposed MUL and MUG-A zoning districts are consistent with both the existing and draft policies as these districts permit a mixture of uses as encouraged by the policies. In addition, the MUG-A district includes design standards that further support the goals of both the T4 MU and T5 MU policies.

**PUBLIC WORKS RECOMMENDATION**

**Conditional if approved**

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	22.66	0.6 F	592,241 SF	2109	178	190

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	22.66	1.0 F	987,069 SF	30,079	595	2950

Traffic changes between maximum: **IG** and **MUL/MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+27,970	+417	+2760

**SCHOOL BOARD REPORT**

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

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

MUG-A district: 0 Elementary 0 Middle 0 High

The proposed MUL and MUG-A districts would not generate any more students than what is typically generated under the existing IG zoning district[,using the urban infill factor][?]. Students would attend Glenn Elementary School, Jere Baxter 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 of the zone change as the request is consistent with both the existing and draft land use policies and supports four critical planning goals.

Approve. (9-0), Consent Agenda

**Resolution No. RS2015-81**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-014PR-001 is **Approved. (9-0)**”

---

## K. PLANNING COMMISSION ACTIONS

---

The Planning Commission will make the final decision on the items below.

### **Planned Unit Developments: final site plans**

#### **26. 91P-006-001**

##### **THOMPSON STATION (VALOR COLLEGIATE)**

Map 147-11, Parcel(s) 142

Council District 27 (Davette Blalock)

Staff Reviewer: Jason Swaggart

A request to revise a portion of the approved preliminary plan, and for final site plan approval for a Commercial Planned Unit Development abutting the west margin of Nolensville Pike, and the north margin of Cotton Lane (3.74 acres), zoned CL, to permit the development of a 19,573 square foot building addition, requested by Valor Collegiate, applicant, R&B Investments, owner.

**Staff Recommendation: Approve with conditions.**

##### **APPLICANT REQUEST**

**Revise a portion of a Planned Unit Development and final site plan approval.**

##### Revise PUD and Final Site Plan

A request to revise a portion of the approved preliminary plan and for final site plan approval for a Commercial Planned Unit Development abutting the west margin of Nolensville Pike, and the north margin of Cotton Lane (3.74 acres), zoned Commercial Limited (CL), to permit the development of a 19,573 square foot building addition.

##### **Existing Zoning**

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

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 is approved for various commercial, educational and office uses.*

##### **CRITICAL PLANNING GOALS**

N/A

##### **PLAN DETAILS**

The subject PUD is located on the west side of Nolensville Pike boarding Cotton Lane to the south. The PUD was originally approved in 1991 for various commercial uses. The PUD has been revised several times in the past. The original PUD boundary was reduced in size in 2002 when Council approved the cancellation of three properties within the overlay, located to the north along Bass Avenue. The PUD is developed and includes 171,621 square feet of floor space consisting of various commercial uses. The parcel, Parcel A, which is proposed to be modified is approved for 21,000 square feet of floor space, but only 18,712 has been constructed.

##### Site Plan

The proposed plan calls for a 19,573 square foot addition to the west side of an existing 18,712 square foot building bringing the total floor area to 38,285 square feet. The plan also calls for minor modifications to the parking area in front of the building. No other changes in the PUD are proposed.

##### **ANALYSIS**

Staff finds that the proposed revision is consistent with the Council approved PUD plan. The last Council approved PUD plan was approved for 201,540 square feet of various commercial uses. The proposed plan would bring the overall floor area in the PUD to 191,194 square feet, which is below the floor area approved by Council. Also, the proposal does not propose any additional uses not permitted, nor do the changes significantly deviate from the Council approved PUD plan. Since the request does not propose any major changes to the Council approved PUD plan, then staff finds the request can be approved as a minor modification not requiring Council approval.

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 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**

**Approved with conditions**

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

**STORMWATER RECOMMENDATION**

**Approved**

**PUBLIC WORKS RECOMMENDATION**

**No Exceptions Taken**

- Provide parking per Metro Zoning Code.

**WATER SERVICES**

**Approved with conditions**

1. This approval does not apply to the private utility layout, which must be submitted for review to MWS Permits.
2. The required capacity fees must be paid prior to pulling water and sewer connection permits.

## STAFF RECOMMENDATION

Staff recommends approval with conditions.

### CONDITIONS

1. 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.
2. 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.
3. 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.
4. 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.
5. 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 Department.
6. 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.
7. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to or with the final plat application or, when no final plat application is required, prior to the issuance of any permit for this property.

Approve with conditions. (9-0), Consent Agenda

### **Resolution No. RS2015-82**

"BE IT RESOLVED by The Metropolitan Planning Commission that 91P-006-001 is **Approved with conditions. (9-0)**"

### CONDITIONS

1. **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.**
2. **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.**
3. **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.**
4. **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.**
5. **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 Department.**
6. **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.**
7. **A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to or with the final plat application or, when no final plat application is required, prior to the issuance of any permit for this property.**

## **Subdivision: Concept Plans**

### **27. 2006S-209G-02**

**HIDDEN SPRINGS, ADDITION 1 (Concept Plan reapproval)**

Map 033, Parcel(s) 293

Council District 03 (Walter Hunt)

Staff Reviewer: Jason Swaggart

A request to extend concept plan approval for Hidden Springs Addition, Phase 3, approved for 18 single-family clustered lots (10.04 acres), zoned RS20, requested by Daryl Adler and Nelson Holt, applicants; CapStar Bank, owner.

**Staff Recommendation: Approve the extension of the Concept Plan approval to March 12, 2018.**

### APPLICANT REQUEST

Extend concept plan approval for 18 single-family cluster lots.

Concept plan extension

A request to extend concept plan approval for Hidden Springs Addition, Phase 3, approved for 18 single-family clustered lots (10.04 acres), zoned Single-Family Residential (RS20).

**Existing Zoning**

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *RS20 would permit a maximum of 21 lots.*

**CRITICAL PLANNING GOALS**

N/A

**REQUEST DETAILS**

This is a request to extend concept plan approval for Hidden Springs, Addition 1 subdivision. Concept plans are effective for four years from the date of Planning Commission approval or the recording of a final plat for all or a phase of the subdivision.

The concept plan was originally approved on June 22, 2006. The subdivision was approved for 18 single-family cluster lots. Lots range in size from 11,000 to 15,000 square feet in size. A final site plan was approved in 2007, consistent with the approved concept plan. A final plat was submitted in 2010, but was never recorded; therefore, the concept expired on June 22, 2010.

Section 2-2.5.h permits the Planning Commission the ability reapprove expired concept plans. It states: Should concept plan approval expire for any reason, any submittal for Planning commission reapproval may be, at the discretion of the Planning Commission, subject to current Zoning Code and Subdivision Regulation's in effect at the time reapproval is sought.

**ANALYSIS**

The expired concept plan is consistent with current Zoning Code and Subdivision requirements. While lots have not been platted, significant progress has been made in completing the development so that the lots can be platted. The site has been graded and all underground street infrastructure including sanitary sewer, storm drainage, domestic water and underground electric conduit has been installed. Staff is recommending that the approval be extended for four years to provide adequate time for completing the necessary infrastructure, so that the lots can be platted. Staff is aware that the grading plans have expired and that the current plans do not meet the current stormwater requirements. It is staff's understanding that the necessary changes are very minor in nature which can be approved at a staff level with the final site plan. If the changes are deemed significant then the changes would have to be approved by the Planning Commission.

**FIRE MARSHAL'S OFFICE RECOMMENDATION**

**Approved with conditions**

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

**PUBLIC WORKS RECOMMENDATION**

**No Exceptions Taken**

**STORMWATER RECOMMENDATION**

**Returned for corrections**

- Grading Permit 200700578 has expired. Need a revised plan that meets current regulations.

**WATER SERVICES RECOMMENDATION**

**Approved**

**STAFF RECOMMENDATION**

Staff recommends that the concept plan approval be extended to March 12, 2018.

Approve the extension of the Concept Plan approval to March 12, 2018. (9-0), Consent Agenda

**Resolution No. RS2015-83**

**"BE IT RESOLVED by The Metropolitan Planning Commission that the extension of the Concept Plan for 2006S-209G-02 is Approved to March 12, 2018. (9-0)"**

---

## L. OTHER BUSINESS

---

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

Approved (9-0), Consent Agenda

**Resolution No. RS2015-84**

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are **Approved. (9-0)**"

---

- 32. Legislative Update

---

## M. MPC CALENDAR OF UPCOMING MATTERS

---

**March 12, 2015**

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

**March 26, 2015**

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

**April 9, 2015**

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

**April 23, 2015**

MPC Meeting

4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

---

## N. ADJOURNMENT

---


The meeting adjourned at 8:20 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**  
Planning Department  
Metro Office Building, 2<sup>nd</sup> Floor  
800 Second Avenue South  
Nashville, Tennessee 37219

Date: March 12, 2015  
To: Metropolitan Nashville-Davidson County Planning Commissioners  
From: Richard C. Bernhardt, FAICP, CNU-A   
Re: Executive Director's Report

---

The following items are provided for your information.

**A. Planning Commission Meeting Projected Attendance (6 members are required for a quorum)**

1. Planning Commission Meeting:
  - a. Attending: McLean; Adkins; Gee; Dalton; LeQuire; Blackshear; Haynes; Farr; Hunt; Clifton;
  - b. Leaving Early (or No Response):
  - c. Absent:
2. Legal Representation – Jon Michael will be attending

**B. MPC Workshops on NashvilleNext Draft Plan**

1. **#1/5 March 30, 2015 11:00 am – 2:00 pm**; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center. (Lunch will be provided)  
**Topic** – Review of Proposed Community Character Policy Changes and overview of Bellevue Community Plan format and contents
2. **#2/5 April 2015 TBD**;  
**Topic** – Review of Volume 1 (Purpose, Issues and Implementation); and Arts, Culture & Creativity; Economic & Workforce Development; and Education & Youth Elements and Key Proposed Actions
3. **#3/5 April 2015 TBD**;  
**Topic** – Review of Health, Livability & the Built environment; Housing; Natural Resources & Hazard Adaptation; and Land Use, Transportation, & Infrastructure Elements and Key Proposed Actions
4. **#4/5 May 2015 TBD**;  
**Topic** – Review of Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills Midtown Community Plan Updates
5. **#5/5 May 2015 TBD**;  
**Topic** – Review of Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; South Nashville; and Community Plan Updates and Access Nashville 2040 Element



### **C. March 12, 2015 MPC meeting NashvilleNext MPC Topic**

1. Transit Network and Implications (Briggs)
2. March 26, 2015 - Transition Implications and Missing Middle Housing and Map App Demo (Higgs)

### **D. Communications**

1. NashvilleNext explanatory videos are in production – these will be used online to support the release of the Draft Plan and include several planners and Commissioner Dalton describing the draft plan and encouraging community members to review it and share their thoughts.

### **E. Community Planning**

1. Adams Carroll, Adams is at the 2015 National Bike Summit in Washington, DC this week
2. Kathryn Withers is on a panel at the Chamber Midtown Quarterly Meeting on Thursday, March 12, 7:30-9 a.m. at Scarritt-Bennett
3. Kathryn Withers and Bob Leeman will participate in Session III of the Mayor's Office of Neighborhood Leadership Trainings in partnership with Lipscomb's Andrew's Institute for Civic Leadership alumni. Session III will be held on March 14th, 9am-12:30pm, at the Howard School Building in the Sonny West Conference Room, 700 Second Avenue South, Nashville, TN. Planning and Codes will be making presentations.
4. The UT design studio students' work on application of missing middle housing continues.
  - a. Key Study Objectives
    - i. Affordability – Can the transition provide lower cost housing types?
    - ii. Connectivity – Can the transition improve pedestrian, bicycle, and street connectivity?
    - iii. Context – How far into the neighborhood should the transition go?
    - iv. Open Space – Can the transition incorporate new open space?
  - b. Study Locations
    - i. Gallatin Pike (Corridor b/n Seymour & Granada)
    - ii. Dickerson Pike (Corridor b/n Cleveland & Douglas)
    - iii. White Bridge Road (Corridor b/n Vine Ridge & Brookwood)
    - iv. Bellevue (Edge of Memphis Bristol Hwy & Sawyer Brown Rd. Into Cross Timbers Residential)
    - v. Nolensville Pike (Corridor b/n Old Hickory Rd. to Brewer Dr)
    - vi. Nolensville Pike (Corridor b/n Nolensville Pike & Thompson Lane Intersection to Sunrise Avenue)
    - vii. Harding Pike (Corridor from Trousdale to stream)
    - viii. Green Hills (Edge of Hillsboro Pike & Richard Jones Rd into residential neighborhood)
    - ix. Harding Pike Corridor (Corridor from Danby to Shadecrest)

### **F. Land Development**

1. Brett Thomas will start on March 16<sup>th</sup> in Land Development as a Planner 3.
2. We are searching to fill a Planner I position that will become open on March 12<sup>th</sup> which is the last day for Jennifer Nalbantyan.

### **G. GIS**

1. Prepared a new [website for Cherry Blossom Festival](http://maps.nashville.gov/NashvilleCherryBlossoms)
2. Continuing to prepare launch for Cityworks in May, 2015.

## H. Executive Director Presentations

1. CNU FL Chapter - Planning for Place: A Proven Approach to Form-Based Coding

## I. NashvilleNext

1. **Guiding Principles** – They have been vetted and in final Draft Stage. They will form the basis for Draft Plan.

**Ensure Opportunity for All** – Opportunity is about equity and fairness for all.

- Nashville is stronger because it values diversity and inclusion in all its forms.
- Providing meaningful access for full participation for all is central to Nashville’s culture. As Nashville changes and decisions about its future are made, we have lived up to our ideals of equity and inclusion.
- All Nashvillians, regardless of age, race, ethnicity, ability, income, gender, sexual orientation, where they were born or where they live, are welcome and their voices are valued.
- We are vigilant in protecting human rights for all to provide for inclusive civic life.
- Nashville ensures that all communities are engaged in decision making and share in the city’s growth, prosperity and quality of life.

**Expand Accessibility** - Accessibility is critical for equity.

- Nashville is accessible, allowing *all* Nashvillians to come together to work, to play, to learn, and to create community, regardless of background or ability.
- Nashville’s accessibility extends to transportation, employment and educational opportunities, online capabilities, civic representation, access to nature and recreation and government services.
- In Nashville, we are all able to participate and contribute to community decision-making and the future of our community.

**Create Economic Prosperity** - Access to prosperity improves all.

- Nashville’s economy is diverse, dynamic and open. It benefits from our culture of arts, creativity and entrepreneurialism.
- Our strong workforce and high quality of life make Nashville’s economy nationally and internationally competitive.
- Nashville’s success is based on promoting opportunities for individual growth and success, for small and local businesses and entrepreneurs.
- To provide a foundation for future growth and prosperity, Nashville meets its infrastructure needs in an environmentally responsible way.

**Foster Strong Neighborhoods** - Neighborhoods are the heart and soul of Nashville.

- Neighborhoods are the building blocks of our community: they are where we live, work, shop and gather as a community.
- Our neighborhoods are complete. They are healthy, safe, affordable and connected – with vibrant parks, welcoming libraries, accessible shopping and employment, valued and protected natural features and strong schools.
- Our diverse neighborhoods give our community character and grow with us as we move into the future.

**Advance Education** - Educational access for all is our foundation.

- Community investment is key to Nashville’s success in K-12 education. Neighborhoods, businesses, institutions, non-profits, families, individuals and Metro work to ensure access to opportunity for all children through child care and school choices, transportation options, and engaging Nashvillians in supporting children and families.
- Life-long learning also benefits from the community’s investment in continuing education, retraining opportunities and literacy.
- Nashville’s excellent colleges and universities are community assets that educate our youth and adults, are a tremendous resource for the community and add to the community’s prestige.

**Champion the Environment** - Environmental stewardship is our responsibility.

- Nashville has unique natural environments of breath-taking beauty, exceptional parks and greenways, abundant water and agricultural land that supports local food production. The natural landscapes of Nashville – from the Cumberland River to the hills of Beaman and Warner Parks – are part of our identity.
- We protect these landscapes because they contribute to our health and quality of life and retain the historic character of Nashville.
- Nashville enables sustainable living through transportation options, housing choices, economic and social diversity and thoughtful design of sustainable buildings and infrastructure.

**Be Nashville** - ‘Nashville’ is our strength.

- Nashville is strong because we lift one another up and help people help themselves.
- We are strong because of our culture of creativity, respect for history, and optimism for the future.
- We are strong because of our welcoming culture that represents the best of Southern hospitality and celebrates Nashville’s multiculturalism.
- Nashville recognizes its role in the region and responds to improve and advance regional activities, quality of life and well-being for all.

## 2. NashvilleNext Overall Schedule

- a. Creating and Adopting the Plan (Fall 2014/Summer 2015)
  - i. Community Vision and Guiding Principles Statements
  - ii. Goals, Policies and Actions
  - iii. Preferred Development Scenario
  - iv. Community Plan Updates
  - v. Implementation Schedule
  - vi. Planning Commission Adoption

## 3. NashvilleNext Key Activities:

- a. **Participation** - Phase 4 (of 5) of the process is completed with over 17,000 participants.
- b. **Draft Plan** – The draft plan is being prepared between the staff and Resource Teams. All input received by January 23, 2015 is being evaluated and considered prior to the release of the draft plan on March 27th.
- c. **Community Engagement** – Preparing for Phase 5 community engagement after release of the draft plan.

- d. **Online** - Preferred Future Mapping and Information tool is at [www.nashville.gov/Government/NashvilleNext.aspx](http://www.nashville.gov/Government/NashvilleNext.aspx).

**4. Resource Teams:**

- a. NashvilleNext Resource Teams have all completed their review of element chapters and actions prior to the draft plan release.

**5. NashvilleNext Special Studies**

- a. **Cost of Service Tool – RCL.** Nashville was chosen as a test case for this study. The cost of service tool aims to quantify the varying per household and employee cost of providing municipal and county services at different densities of development. Rather than focusing on infrastructure/capital costs, RCL will focus on ongoing operating costs that are the backbone of municipal budgets. Upon completion, this tool will be used to: a) estimate a gradient by which costs of municipal and county services are expected to increase or decrease depending on density and b) allow municipalities to better estimate the cost of future development at varying densities. RCL hopes that the tool will allow municipalities and counties to improve on the traditional average cost methodology of fiscal impact analysis by taking density, and its cost impact, into account

RCL’s goal is to measure the cost of service across densities for road, fire, police, water and sewage, waste and school bussing services. By measuring costs individually by services in existing sheds and collecting data across municipalities and counties for a richer dataset, they hope to bring data specificity to the literature, which currently tends to rely on case studies.

**J. Planning Commission Workshops** (all include 1.5 hours Planning Commissioners Training credits)

**K. APA Training Opportunities Specifically for Planning Commissioners (cosponsored by Lincoln Institute of Land Policy)** (all include 1.5 hours Planning Commissioners Training credits). These programs are designed for planning commissioners; some are also appropriate for planners.

- 1. Scheduled APA Webinars
- 2. Nashville Room, 2<sup>nd</sup> floor MOB.
- 3. All are scheduled from 3:00 – 4:30 pm (except April 20, 2015 session)
- 4. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording )
April 20, 2015 (time TBD)	Planning Commissioner Ethics (Live Webcast from APA’s National Planning Conference)

**L. APA Training Opportunities (Planning Commissioners and Staff)**

1. Scheduled APA Webinars
2. Nashville Room, 2<sup>nd</sup> floor MOB.
3. All are scheduled from 3:00 – 4:30 pm
4. All have 1.5 hours AICP and Planning Commissioner training credit

<b>Date</b>	<b>Topic (Live Program and Online Recording )</b>
June 3, 2015	The Planning Office of the Future
June 24, 2015	2015 Planning Law Review

**Administrative Approved Items and Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission**

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed through 3/5/2015.

APPROVALS	# of Applications	Total # of Applications 2015
Specific Plans	0	1
PUDs	0	0
UDOs	0	0
Subdivisions	1	11
Mandatory Referrals	7	24
<b>Total</b>	<b>8</b>	<b>36</b>

**SPECIFIC PLANS (finals only): MPC Approval**  
**Finding: Final site plan conforms to the approved development plan.**

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

**URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval**  
**Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.**

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

**PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval**

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
2/11/2015	2/20/2015	RECOM APPR	2015M-013ES-001	BEN ALLEN ROAD STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary drainage easements for the Ben Allen Road Stormwater Improvement Project on properties located at 625 Hart Lane, 3806 & 3812 Hutson Avenue, 531, 533, 535, 537, 539, 541, 600, 601, 603, 605, 607, 609, 611, and 613 Ben Allen Road, (Project No. 14-SWC-122), requested by Metro Water Services, applicant; various property owners.	08 (Karen Bennett)
2/11/2015	2/20/2015	RECOM APPR	2015M-001SR-001	FRONTAGE ROAD RENAMING	A request to rename Frontage Road to "McIllwain Place" from Antioch Pike southeastward to the terminus of Frontage Road, requested by James McIllwain, applicant and owner.	16 (Tony Tenpenny)
2/13/2015	2/26/2015	RECOM APPR	2015M-006AB-001	FRANKLIN PIKE CIRCLE RIGHT-OF-WAY ABANDONMENT	A request to abandon a portion of Franklin Pike Circle Right-of-way (easements and utilities to be abandoned) on properties located at 5644 and 5648 Franklin Pike Circle from the northwest corner of parcel 187 to the southwest corner of parcel 060, requested by Dale & Associates, applicant; Land Development. Com, Inc., owner.	34 (Carter Todd)
2/25/2015	3/2/2015	RECOM APPR	2015M-008PR-001	CSX TRANSPORTATION, INC. FACILITY ENCROACHMENT AGREEMENT	A request authorizing The Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Water and Sewerage Services, to enter into a Facility Encroachment Agreement with CSX Transportation, Inc. to construct and maintain water lines in the railroad right-of-way north of the intersection of Thompson Lane and I-65, requested by Metro Water Services, applicant.	19 (Erica S. Gilmore)

**MANDATORY REFERRALS: MPC Approval (Continued)**

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
2/19/2015	3/3/2015	RECOM APPR	2015M-007AB-001	FORSYTHE PLACE RIGHT-OF-WAY ABANDONMENT	A request to abandon an unimproved portion of Forsythe Place right-of-way from Lynnwood Boulevard to Harpeth Hills Drive (easements and utilities to be retained) on properties located at 4512 and 4515 Harpeth Hills Drive and 912 and 914 Lynnwood Boulevard, requested by Chandelier Development, applicant; various property owners.	34 (Carter Todd)
2/20/2015	3/3/2015	RECOM APPR	2015M-014ES-001	TYNE BOULEVARD IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary drainage easements for the Tyne Boulevard Stormwater Improvement Project on properties located at 1302, 1304 Hildreth Drive and 1302, 1306, and 1308 Tyne Boulevard, (Project No. 15-SWC-131), requested by Metro Water Services, applicant; various property owners.	34 (Carter Todd)
2/20/2015	3/3/2015	RECOM APPR	2015M-015ES-001	2971 KRAFT DRIVE	A request to abandon approximately 146 feet of a 10 foot Public Water Main Easement on property located at 2971 Kraft Drive, requested by Metro Water Services, applicant; D & D Investments, owner.	16 (Tony Tenpenny)

**INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval**

**Finding: Final site plan conforms to the approved campus master development plan and all other applicable provisions of the code.**

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						



### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
2/2/2015	3/2/2015	APADMIN	2015S-032-001	VILLAGES OF RIVERWOOD SECTION ONE PHASE 4D, RESUB LOTS 399 & 400	A request for final plat approval to shift lot lines on properties located at 2031 and 2033 Hickory Brook Drive, approximately 130 feet east of River Trail Drive, zoned RM9 (0.09 acres), requested by Brackman Land Surveying, applicant; Adel S. Girgis and Linnell J. & Nancy G. Smith, owners.	14 (James Bruce Stanley)

### DTC MPC Approval

**Finding: Final site plan conforms to the provisions of the DTC as conditioned.**

Project Name	Location	Project Summary	Planning Staff	MDHA/DRC/ By right	Staff Recommended Conditions
NONE					

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
2/25/2015	Approved Extension	2011B-018-004	AARONS CRESS, PHASE 1A
2/25/2015	Approved Extension	2011B-019-004	AARONS CRESS, PHASE 1B
2/26/2015	Approved Extension	2013B-014-003	BYRON CLOSE
2/26/2015	Approved New	2015B-005-001	HILL CENTER SYLVAN HEIGHTS
2/27/2015	Approved New	2014B-046-001	CARRINGTON PLACE, PHASE 3, SECTION 1
3/2/2015	Approved Extension	2011B-002-005	VILLAGES OF RIVERWOOD, PHASE 2A, SECTION 1
3/2/2015	Approved Extension/Reduction	2013B-034-002	RICHLAND STATION

---

## Schedule

---

- A. **Thursday, March 12, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, March 26, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Monday, March 30, 2015** – [MPC NashvilleNext Workshop #1/5](#); 700 Second Ave. South, Howard Office Building, Sonny West Conference Center.  
**Topic** – Review of Proposed Community Character Policy Changes and overview of Bellevue Community Plan format and contents
- D. **April TBD, 2015** – [MPC NashvilleNext Workshop #2/5](#); TBD; 800 Second Ave. South, Metro Office Building, 2<sup>nd</sup> Floor, Nashville Room.  
**Topic** – Review of Volume 1 (Purpose, Issues and Implementation); and Arts, Culture & Creativity; Economic & Workforce Development; and Education & Youth Elements and Key Proposed Actions and Access Nashville 2040 Element
- E. **Thursday, April 9, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **April TBD, 2015** – [MPC NashvilleNext Workshop #3/6](#); TBD; 800 Second Ave. South, Metro Office Building, 2<sup>nd</sup> Floor, Nashville Room.  
**Topic** – Review of Health, Livability & the Built environment; Housing; Natural Resources & Hazard Adaptation; and Land Use, Transportation, & Infrastructure Elements and Key Proposed Actions
- G. **Thursday, April 23, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **May TBD, 2015** – [MPC NashvilleNext Workshop #4/6](#); TBD; 800 Second Ave. South, Metro Office Building, 2<sup>nd</sup> Floor, Nashville Room.  
**Topic** – Review of Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills Midtown Community Plan Updates
- I. **Thursday, May 14, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **May TBD, 2015** – [MPC NashvilleNext Workshop #5/6](#); TBD; 800 Second Ave. South, Metro Office Building, 2<sup>nd</sup> Floor, Nashville Room.  
**Topic** – Review of Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; South Nashville; and Community Plan Updates and Access Nashville 2040 Element
- K. **Thursday, May 28, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, June 11, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Thursday, June 25, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. **Thursday, July 23, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. **Thursday, August 13, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

- P. Thursday, August 27, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- Q. Thursday, September 10, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- R. Thursday, September 24, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- S. Thursday, October 8, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- T. Thursday, October 22, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- U. Thursday, November 12, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- V. Thursday, December 10, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- W. Thursday, January 14, 2016 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**