

Metropolitan Planning Commission



Staff Reports

April 9, 2015



Metro Planning Commission Meeting of 04/09/2015

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

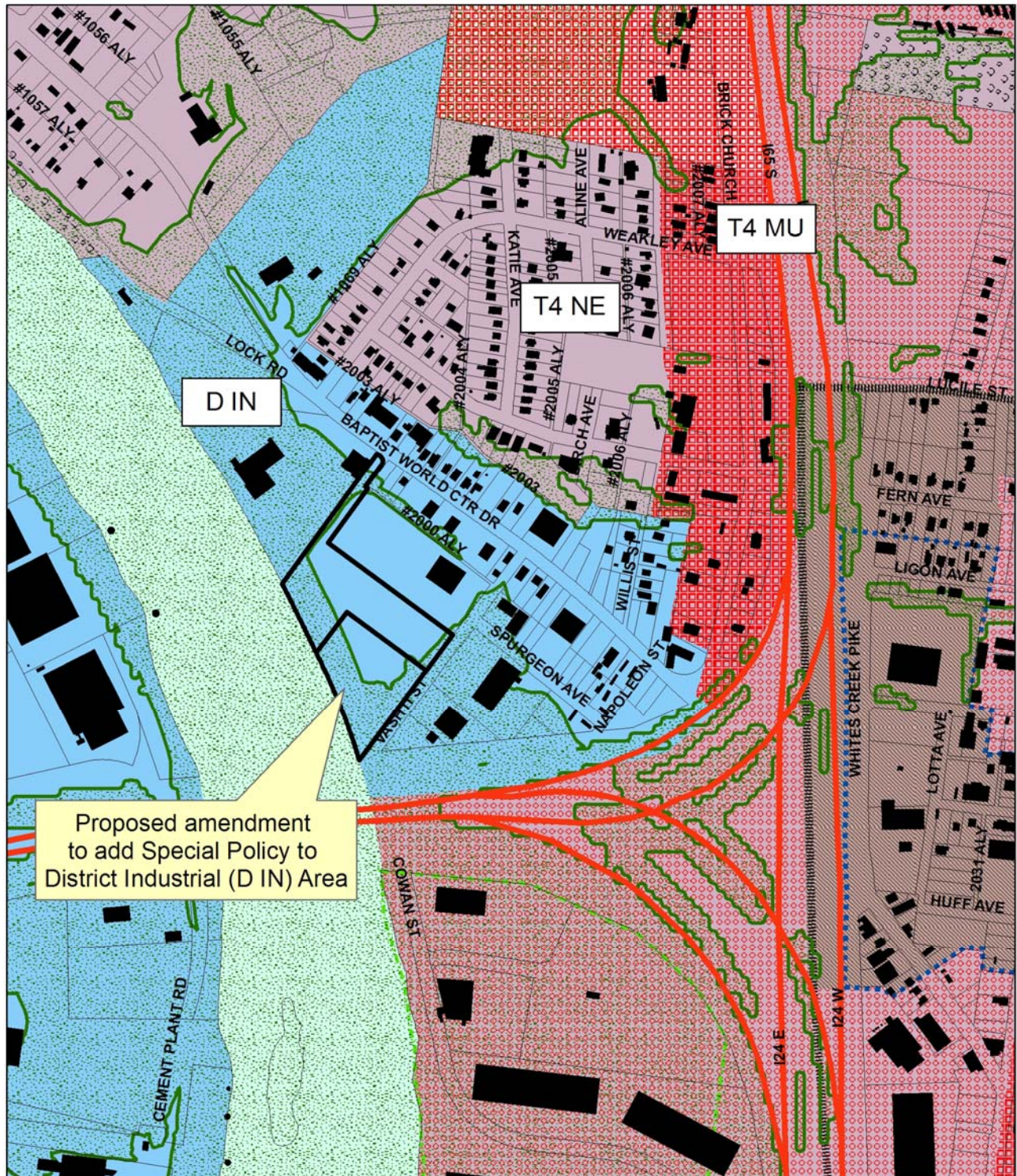


PREVIOUSLY DEFERRED ITEMS

- **Community Plan Amendments**
- **Zoning Text Amendments**
- **Specific Plans**



Metro Planning Commission Meeting of 04/09/2015



2015CP-003-001
BORDEAUX-WHITES CREEK PLAN AMENDMENT
Map 071-14, Parcel(s) 380, 387
03, Bordeaux - Whites Creek
02 (Frank R. Harrison)



Project No. 2015CP-003-001
Project Name **Bordeaux Whites Creek Community Plan: 2003 – Nashville Ready Mix**
Associated Case 2015SP-012-001
Council District 02 –Harrison
School Districts 01 –Gentry
Requested by Gresham Smith & Partners, applicant; Steve Meadows, owner.

Deferrals This case was deferred from the January 22, 2015, the February 26, 2015, and the March 12, 2015, Planning Commission meetings.

Staff Reviewer McCullough
Staff Recommendation *Defer to the May 14, 2015, Planning Commission meeting. If it is not deferred, staff recommends disapproval.*

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

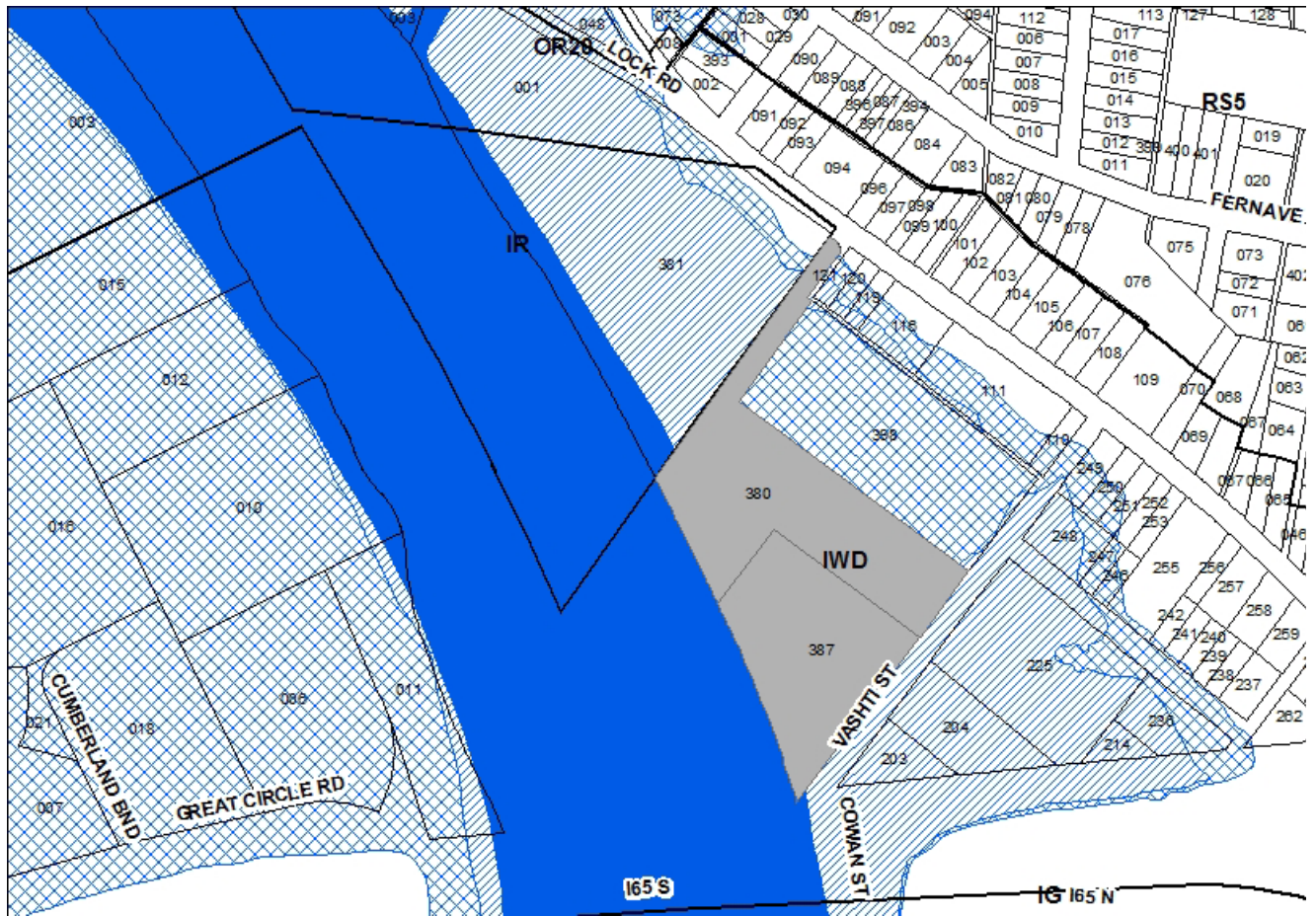
A request by the applicant to amend the *Bordeaux-Whites Creek Community Plan* by amending the current Community Character policy of District Industrial (D IN) to District Impact (D I) for property located at 1311 and 1325 Vashti Street (6.94 Acres).

STAFF RECOMMENDATION

Staff recommends deferral to the May 14, 2015, Planning Commission meeting.



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2015SP-012-001

NASHVILLE READY MIX VASHTI STREET OPERATION

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

03, Bordeaux - Whites Creek

02 (Frank R. Harrison)



Project No. 2015SP-012-001
Project Name Nashville Ready Mix Vashti Street Operation
Associate Case 2015CP-003-001
Council District 2 –Harrison
School District 1 – Gentry
Requested by Gresham Smith & Partners, applicant; Steve Meadows, owner.

Deferrals This case was deferred from the January 22, 2015, the February 26, 2015, and the March 12, 2015, Planning Commission meetings.

Staff Reviewer Logan
Staff Recommendation *Defer to the May 14, 2015, Planning Commission meeting. If it is not deferred, staff recommends disapproval.*

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.

STAFF RECOMMENDATION

Staff recommends deferral to the May 14, 2015, Planning Commission meeting.



Metro Planning Commission Meeting of 04/09/2015



2015CP-005-002
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
Map 083-02, Parcel 274
05, East Nashville
06 – Peter Westerholm



Project No. Major Plan Amendment 2015CP-005-002
Project Name East Nashville Plan Amendment
Council District 6 – Westerholm
School District 5 – Kim
Requested by Dale and Associates, applicant; Greenwood Villages, LLC, owner.

Deferrals This case was deferred from the February 12, 2015, and the March 12, 2015, Planning Commission meetings.

Staff Reviewer Wood
Staff Recommendation *Defer to the May 28, 2015, Planning Commission meeting.*

APPLICANT REQUEST

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

Major Plan Amendment

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

STAFF RECOMMENDATION

Staff recommends deferral to the May 28, 2015, Planning Commission meeting.



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NO SKETCH



Project No. **Text Amendment 2015Z-003TX-001**
Project Name **DTC Housekeeping Text Amendment**
Council Bill BL2015-1053
Council District 19 – Gilmore
School District 5 – Kim
Requested by Councilmember Erica Gilmore and Metro Planning Department

Deferral This case was deferred from the March 26, 2015, Planning Commission meeting.

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

APPLICANT REQUEST

Amend the Zoning Code to update review processes, update maps, revise typographic errors, and refine the urban design standards of the Downtown Code.

TEXT AMENDMENT

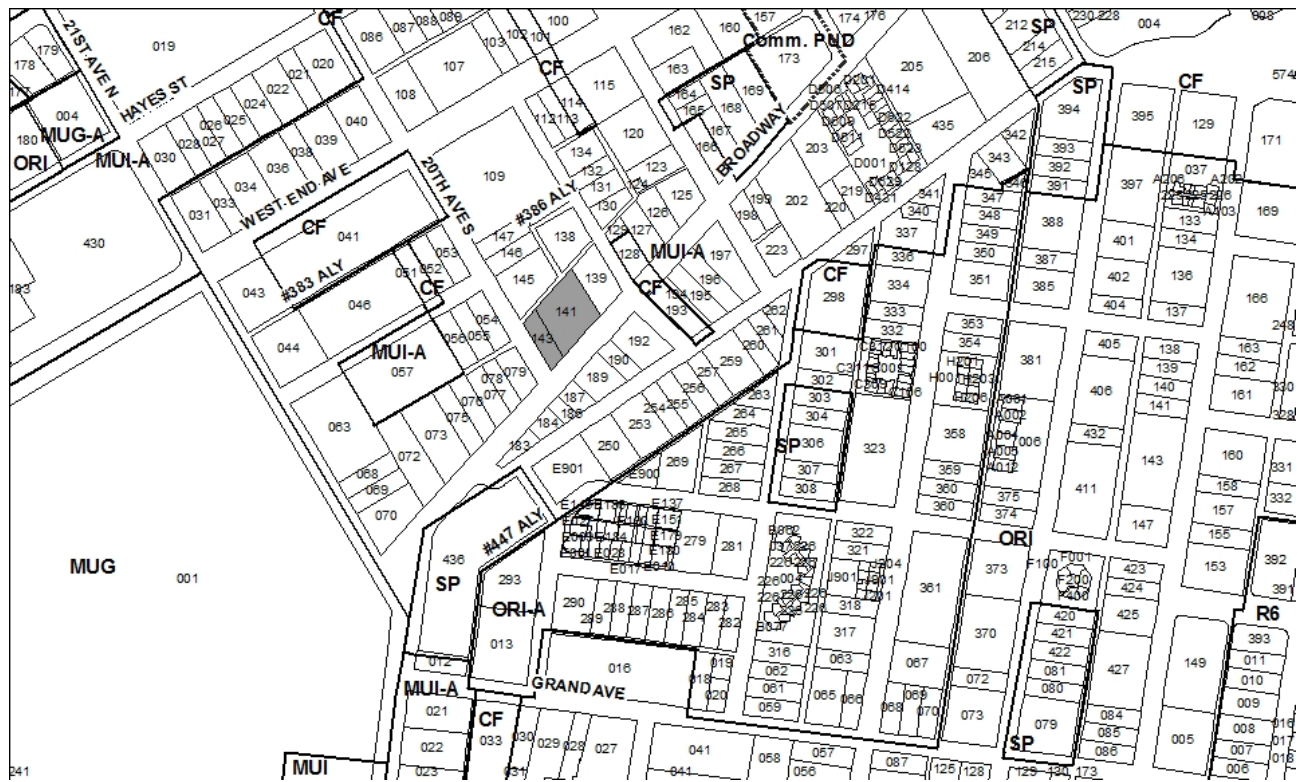
A request to amend Chapters 17.37 and 17.40 of the Metropolitan Code to update the Downtown Code (DTC) standards.

STAFF RECOMMENDATION

Staff recommends deferral to the April 23, 2015, Planning Commission meeting.



Metro Planning Commission Meeting of 04/09/2015



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



Project No. Specific Plan 2015SP-016-001
Project Name 1922 Broadway
Council District 19 – Gilmore
School District 8 – Pierce
Requested by Land Development.com, applicant; 1918 Broadway, LLC, and Land Development.com, owners.

Deferrals This case was deferred from the February 12, 2015, and the March 12, 2015, Planning Commission meeting.

Staff Reviewer Swaggart
Staff Recommendation *Defer to the May 14, 2015, Planning Commission meeting.*

APPLICANT REQUEST
Preliminary SP to permit a mixed-use development.

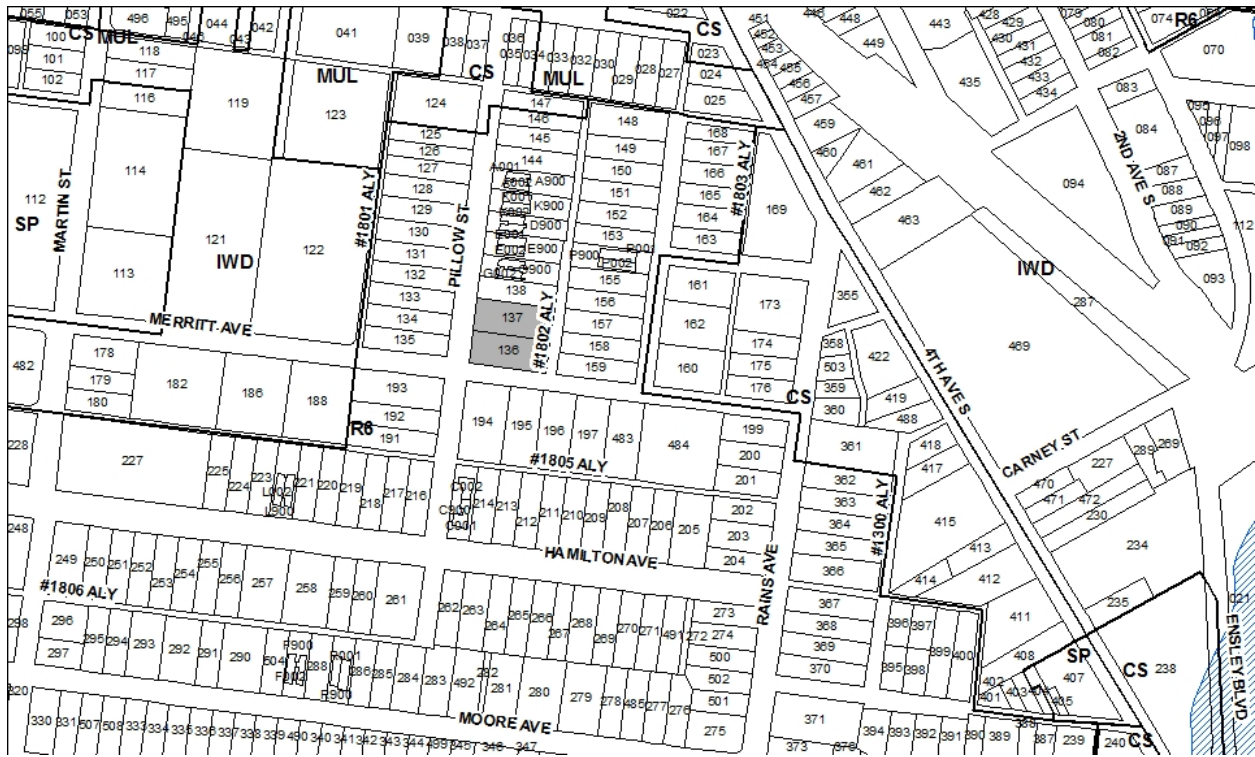
Preliminary SP
A request to rezone from Mixed Use-Alternative (MUI-A) to Specific Plan – Mixed Use (SP-MU) zoning for properties located at 1918 and 1922 Broadway, at the corner of Broadway and 20th Avenue South, (0.68 acres), to permit a mixed-use development.

Existing Zoning
Mixed Use Intensive-Alternative (MUI-A) is intended for a 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.

STAFF RECOMMENDATION
Staff recommends deferral to the May 14, 2015, Planning Commission meeting as requested by the applicant.



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



Project No. 2015SP-017-001
Project Name Pillow Street Cottages
Council District 17 - Moore
School District 5 – Kim
Requested by E3 Construction Services, LLC, applicant; Globex, Inc., Charles LeMay, and Judy Ragsdale, owners.

Deferrals This case was deferred from the February 12, 2015, and the February 26, 2015, Planning Commission meetings.

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

APPLICANT REQUEST

Preliminary SP to up to 14 multi-family residential units.

Preliminary SP

A request to rezone from One and-Two Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for properties located at 1318 and 1322 Pillow Street (0.61 acres), to permit up to 14 multi-family residential units.

Existing Zoning

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

Proposed Zoning

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

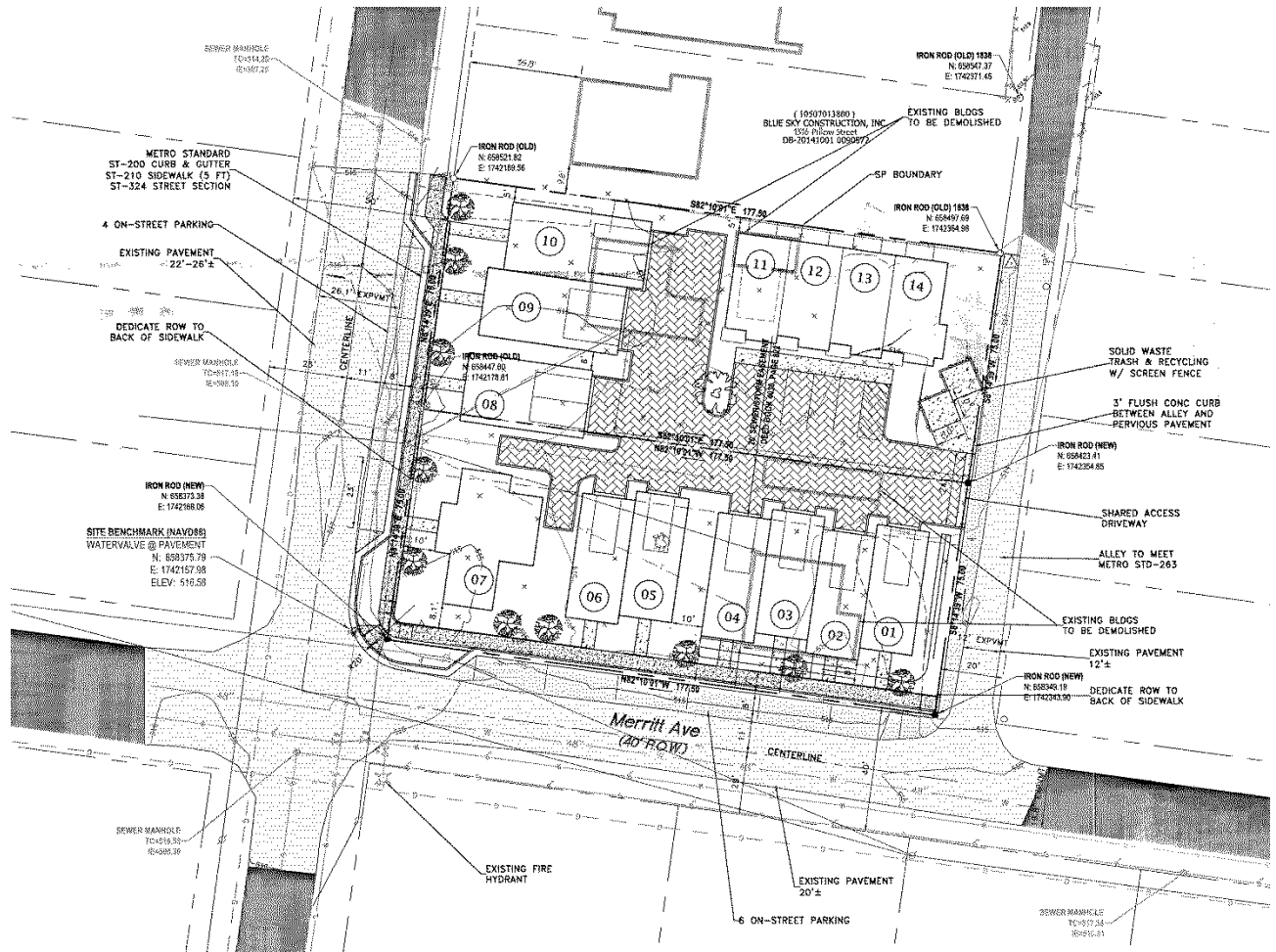
CRITICAL PLANNING GOALS

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

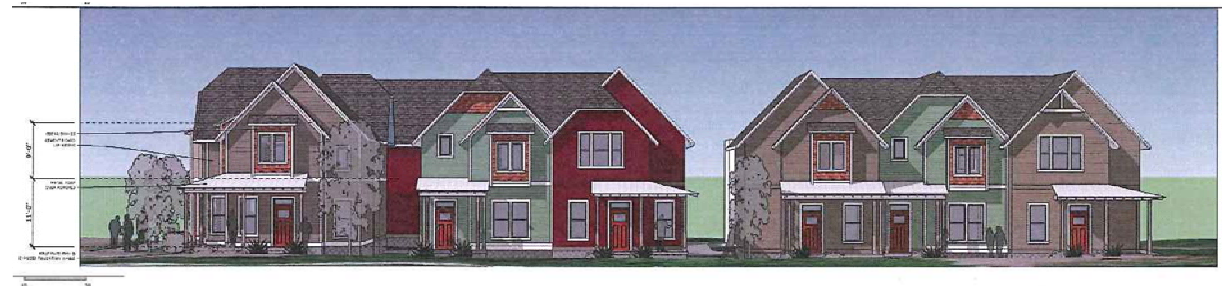
This proposal meets several critical planning goals. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The project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



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Proposed Site Plan



Conceptual Elevations



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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.

Growth and Preservation Concept Map

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

Consistent with Policy?

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

PLAN DETAILS

The site is located at 1318 and 1322 Pillow Street, north of Merritt Avenue and east of Pillow Street. The site is approximately 0.61 acres in size. The current use of the property is 2 single-family detached units.

Site Plan

The plan proposes up to 14 multi-family residential units: 3 units fronting on Pillow Street, 1 unit on the corner of Merritt Avenue and Pillow Street, 6 units fronting Merritt Avenue, and 4 units fronting a private drive/parking area.

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

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



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

ANALYSIS

The plan is consistent with the Growth and Preservation Concept Map and adds housing choice to an existing urban neighborhood. The plan meets several critical planning goals including creating a more pedestrian friendly, walkable streetscape and providing an infill development on an underutilized urban lot.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved with conditions

- As all our previous issues have been addressed, we approve this 14-unit development as Preliminary SP only. The required public construction plans must be submitted and approved prior to Final SP stage. The required 30% capacity fees must also be paid prior to Final SP approval.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Coordinate stormwater outfall location with MPW and Metro Stormwater, may require hard connection to existing off-site infrastructure.
- Indicate the installation of on-street parking. Bulb in the curb line to install new parking lane. Each road should be designed to facilitate 22' of travel way (install lip of gutter at the edge of the 22') and proposed parking lane on property frontage.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

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

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

*Based on one two-family lot.



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.618	-	14 U	117	11	12

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
-	-	-	+ 9 U	+69	+7	+6

METRO SCHOOL BOARD REPORT

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

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

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

The fiscal liability of 2 new elementary students is \$43,000 (2 X \$21,500 per student). The fiscal liability of 2 new high school students is \$72,000 (2 X \$36,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

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

CONDITIONS

1. Permitted land uses shall be limited to up to 14 multi-family residential units.
2. Maximum height shall be 3 stories in 35 feet.
3. On the corrected set of plans, add the following note: Finished ground floors and porches shall be elevated a minimum of 18" and a maximum of 36" from the abutting average ground elevation
4. On the corrected set of plans, update the Notes section to remove the reference to PUD.
5. On the corrected set of plans, update the Uses to Residential, Multi-family.
6. On the corrected set of plans, update the number of units to 14.
7. 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.



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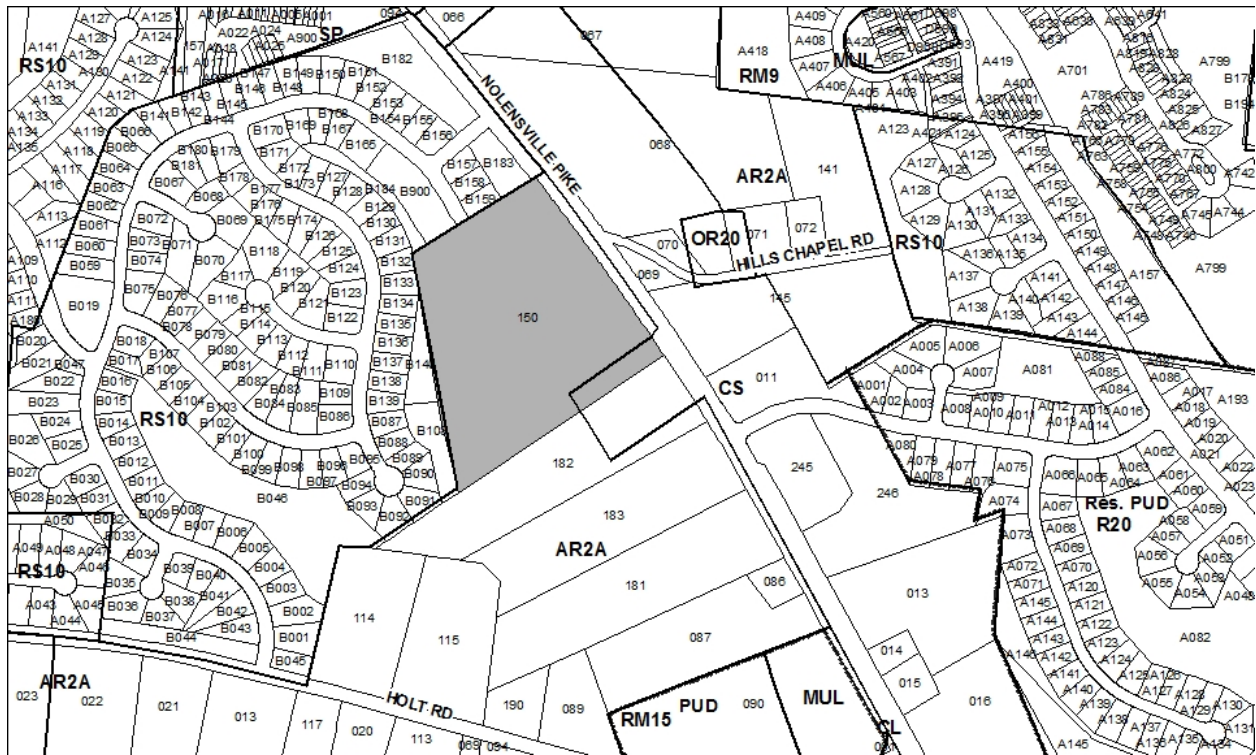
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its 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.



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2015SP-022-001

6309 NOLENSVILLE PIKE

Map 173, Parcel(s) 150

12, Southeast

04 (Brady Banks)



Project No. 2015SP-022-001
Project Name 6309 Nolensville Pike
Council District 4 – Banks
School District 2 – Brannon
Requested by Anderson, Delk, Epps and Associates, applicant; Pence Leasing, LLC, owners.

Deferrals This case was deferred from the March 12, 2015, Planning Commission meeting.

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

APPLICANT REQUEST
Preliminary SP to permit up to 108 residential units.

Preliminary SP
A request to rezone from Agricultural/Residential (AR2a) to Specific Plan-Residential (SP-R) zoning for property located at 6309 Nolensville Pike, approximately 1,530 feet north of Holt Road, (11.3 acres), to permit 108 residential units.

STAFF RECOMMENDATION
Staff recommends deferral to the April 23, 2015, Planning Commission meeting at the request of the applicant.



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2015SP-037-001
SOUTHGATE STATION
Map 105-11, Parcel(s) 019-020, 309-310
11, South Nashville
17 (Sandra Moore)



Project No. 2015SP-037-001
Project Name Southgate Station
Council District 17 - Moore
School District 5 - Kim
Requested by Civil Site Design Group, PLLC, applicant; William Smallman and Alpha One, LLC, owners.

Deferrals This case was deferred from the March 26, 2015, Planning Commission meeting.

Staff Reviewer Milligan
Staff Recommendation *Approve with conditions and disapprove with all conditions.*

APPLICANT REQUEST

Preliminary SP to permit up to 41 residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) for properties located at 514, 518, and 520 Southgate Avenue and 1608 Pillow Street (1.67 acres), to permit a multi-family residential development with up to 41 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 12 lots with 3 duplex lots for a total of 15 units.*

Proposed Zoning

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

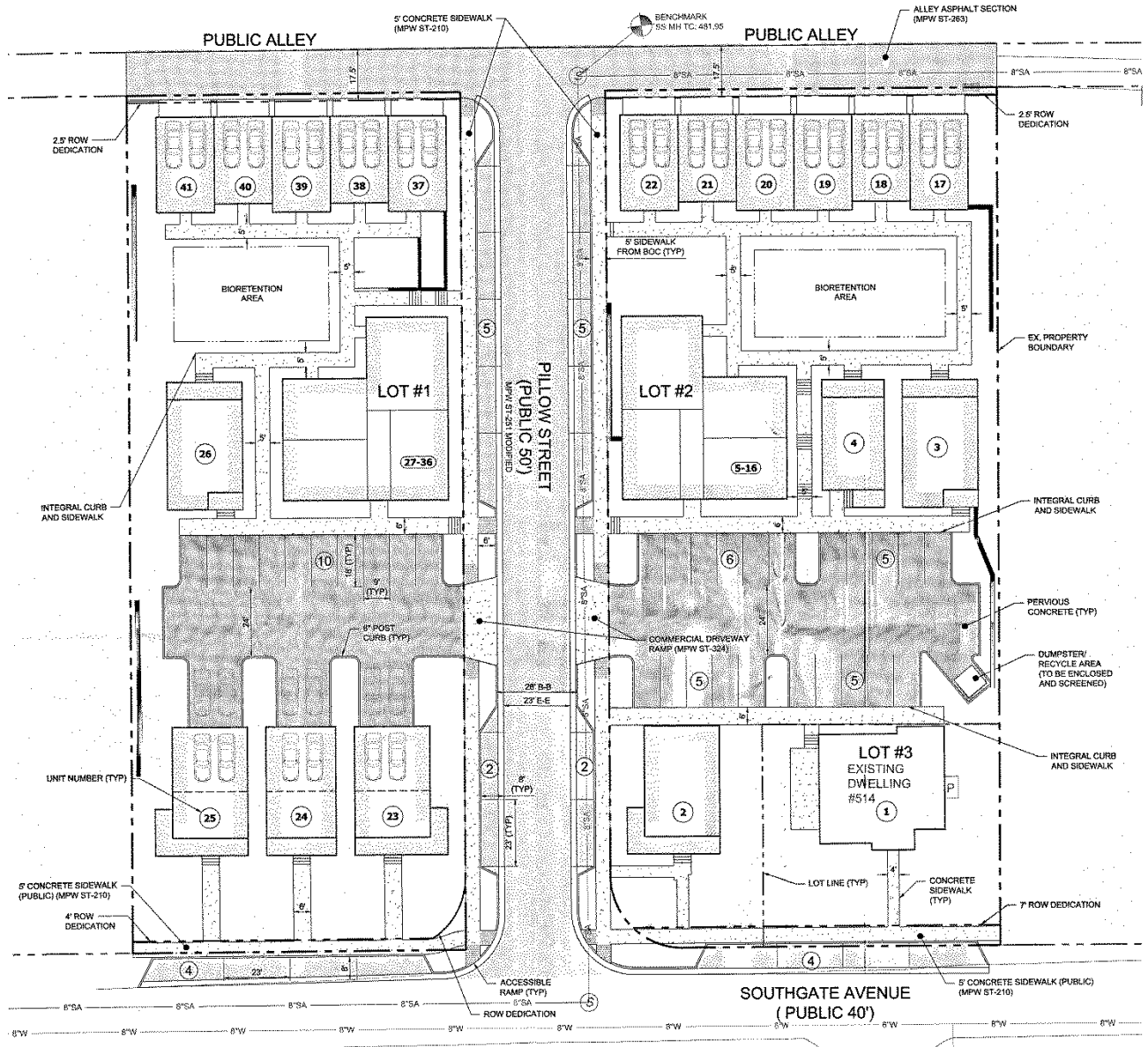
CRITICAL PLANNING GOALS

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

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



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Proposed Site Plan



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SOUTH NASHVILLE COMMUNITY PLAN

Current Policy

T4 Urban Neighborhood Maintenances (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.

Growth and Preservation Concept Map

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

Consistent with Policy?

Yes. The proposed SP is consistent with the proposed T4 Neighborhood Evolving policy. The proposed development is intensifying an underutilized urban infill lot and provides three housing types within the development allowing for additional housing choice within the neighborhood. The development is also respectful of the existing land use patterns in the area by keeping the existing single-family home on Southgate Avenue on the eastern edge of the development and providing only single-family detached units along Southgate Avenue. The single-family detached units along Southgate Avenue will have similar setbacks to the existing homes along the street.

PLAN DETAILS

The site is located at 514, 518 and 520 Southgate Avenue and 1608 Pillow Street, at the northeast and northwest corners of Pillow Street and Southgate Avenue. The site is approximately 1.69 acres in size. The property is currently in use as 3 single-family detached units.

Site Plan

The plan proposes a multi-family residential development with up to 41 residential dwelling units. There are 3 residential dwelling types included in the proposed plan: single-family detached (8); single-family attached (11); and stacked flats (22).

Vehicular access will be from Pillow Street and from the existing public alley. Pillow Street runs through the middle of the development and provides access to both the west and to the east. The Pillow Street accesses are to surface parking lots that are located behind the single-family detached units fronting on Southgate Avenue. There is also access to the attached residential units from the existing public alley. Sidewalks are being provided along Southgate Avenue and along Pillow Street. Internal sidewalks are also provided throughout the development. The plan will be required meet the standards of the Bicycle Parking Ordinance and provide 10 bicycle parking spaces.



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The developer has proposed architectural guidelines for the project. All buildings must address the street frontage and green space with architectural treatments that may include windows, stoops and entrances, balconies, and porches. Street facing fronts of stacked flat buildings are proposed to have a minimum of 15% glazing. Raised foundations are proposed at a minimum of 18". Due to site topography, the developer is proposing that some foundations may be up to 5 feet in height. Staff recommends that raised foundations not exceed 4 feet, with limited exceptions. The maximum height of the units is 3 stories in 35 feet for the single-family detached units and 3 stories in 45 feet for the stacked flats and single-family attached units.

ANALYSIS

The plan is consistent with the Growth and Preservation Concept Map of T4 Neighborhood Evolving by providing for additional housing options on an underutilized urban site while respecting the existing form of the neighborhood. By providing single-family detached units along Southgate Avenue and tucking the surface parking, stacked flats, and attached units behind, the development is able to provide housing choice while maintaining the pattern of the neighborhood.

FIRE DEPARTMENT RECOMMENDATION

Approved 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. The required public water and sewer construction plans must be submitted and approved prior to Final SP stage. The required 30% capacity fees must be paid prior to Final SP approval.

PUBLIC WORKS RECOMMENDATION

No exception 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 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)	1.69	7.26 D	15 U *	144	12	16

*Based on three two-family lots.



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.69	-	41 U	373	24	41

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 26 U	+229	+12	+25

METRO SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning district could generate fewer students than could be generated under the current zoning.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the plan is intensifying an underutilized urban site and providing a mix of housing options in an area with existing transit service.

CONDITIONS

1. Permitted land uses shall be limited to up to 41 multi-family residential units.
2. On the corrected set, provide Bicycle Parking as per the adopted Bicycle Parking Ordinance (10 spaces; 2 of these must be publicly available)
3. Provide detailed landscaping plans with the submittal of the Final SP.
4. Provide architectural elevations for review and approval with the submittal of the Final SP.
5. Raised foundations shall be a minimum of 18” and shall not exceed 48”, except where additional foundation is needed due to topography. Foundations over 48” without pedestrian entrances shall include articulation and landscaping elements.
6. On the corrected set, revise the height note as follows: Single-family detached units limited to 3 stories in 35 feet. Stacked flat and single-family attached units limited to 3 stories in 45 feet.
7. On the corrected set, add the following standards:
 - a. All detached and attached units shall provide a minimum of 1 principal entrance and a minimum of 25% glazing along all facades fronting a street or open space.
 - b. On detached and attached units, windows shall be vertically oriented at a ratio of 2:1 or greater, except dormers.
 - c. EIFS and vinyl siding shall be prohibited.
 - d. Stacked flat buildings must address Pillow Street through use of balconies, glazing, or other methods.
8. On the correct set, remove Note 8 from Architectural Notes.



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9. On the correct set, update Architectural Note 4 to apply only to the stacked flat buildings. Revise the note to apply to facades along street frontages as well as facing open space, courtyards and parking areas.
10. 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.
11. 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.
12. 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.
13. 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.

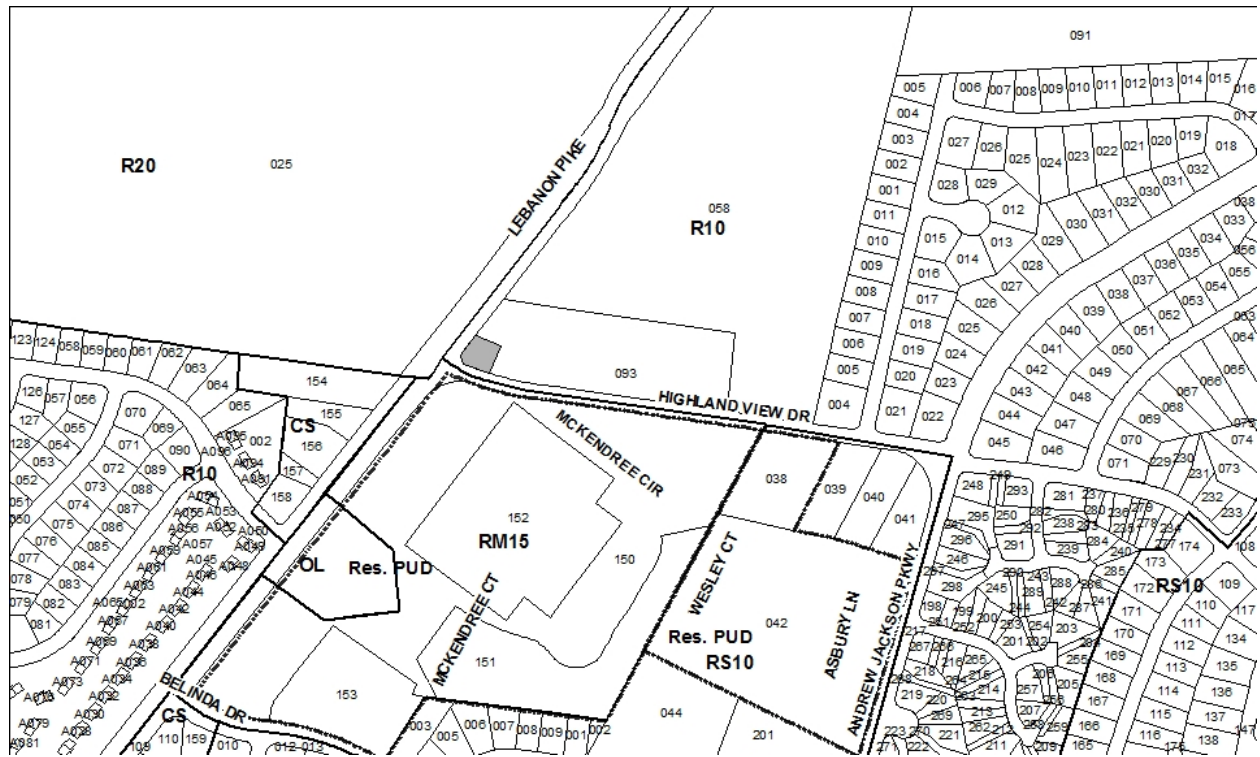


RECOMMENDATIONS TO METRO COUNCIL

- **Specific Plans**
- **Planned Unit Developments**



Metro Planning Commission Meeting of 04/09/2015



2015SP-039-001

HERMITAGE PRESBYTERIAN CHURCH (LED Sign)

Map 075, Part of Parcel(s) 093

14, Donelson - Hermitage

11 (Larry Hagar)



Project No.	2015SP-039-001
Project Name	Hermitage Presbyterian Church (Led Sign)
Council District	11 – Hagar
School District	4 – Shepherd
Requested by	Hermitage Presbyterian Church, applicant and owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Rezone from R10 to SP for a portion of property to permit a LED sign.

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan-Commercial (SP-C) zoning for a portion of the property located at 4401 Lebanon, at the north east corner of Lebanon Pike and Highland View Drive, (0.28 acres), to permit a LED sign.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots.

Proposed Zoning

Specific Plan-Commercial (SP-C) 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 commercial uses.

CRITICAL PLANNING GOALS

N/A

DONELSON/HERMITAGE COMMUNITY PLAN

Current Policy

T3 Suburban Residential Corridor (T3 RC) policy is intended to preserve, enhance and create suburban residential corridors that support predominately residential land uses; are compatible with the general character of suburban neighborhoods as characterized by development pattern, building form, land use, and associated public realm; and that move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Suburban Open Space (T3 OS) policy is intended to preserve and enhance existing open space in suburban areas. T3 OS policy includes public parks and may also include private land held in conservation by land trusts and private groups or individuals. Enhancements to existing open space are guided by the *Metropolitan Parks and Greenways Master Plan*. A variation of T3 OS – *T3 Potential Suburban Open Space (T3 POS)* – may also be utilized to create open space by identifying areas that should be used for suburban open space in the future. T3 POS policy is always used in



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53.36 Sq. Ft. Double Face Illuminated Monument Sign (Elevation)
SCALE 1/2" = 1'-0"

- Specifications:
- Existing Top Sign Cabinet with Performed Plastic Faces to be Cleaned and Refurbished
 - Existing Double Pole Structure and Foundation
 - (2) New Single Face Full Color 36.0mm LED Message Displays
 - New Pole Cover Painted White Lithane Trimet

Conceptual Drawing



Existing Monument Sign



Proposed Monument Sign Modifications - Photo Imaging - No Scale



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combination with an alternate community character policy in case the property owner decides not to redevelop the land as open space.

Growth and Preservation Concept Map

No changes are proposed.

Consistent with Policy?

The open space policy is associated with the Hermitage, which is to the northwest of the site. Since the site is developed, it would fall back to the Suburban Residential Corridor policy. The location of the sign is along a major arterial with four travel lanes, one turn lane and bike lanes. It is also adjacent to commercial and multi-family zoning. Since the proposed LED sign would be located along a major street at an intersection that includes multi-family and commercial zoning, then the proposed sign is generally not out of character with the surrounding area. Also, due to the proposed location along a major arterial and the surrounding zoning pattern, then the proposed sign would not be inconsistent with the policy.

Proposed Sign Plan

The request is intended to replace an existing reader board sign with a LED sign. The SP consists of a conceptual drawing and specific requirements for which any sign must meet. Following are limitations proposed for the digital sign:

1. The proposed sign shall only replace the existing reader board sign and shall not be placed at the location of the existing reader board sign.
2. The sign shall be limited to no more than three feet in height and eleven feet in length with a total maximum sign area of 33 square feet per side.
3. All portions of the message must have a minimum duration of eight seconds and must be a static display. There shall be no appearance of a visual dissolve or fading, in which any part of one message, image, or display appears simultaneously with any part of a second message, image, or display. Further, there shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, movement, or flow of the message, image, or display.
4. The intensity and contrast of light levels shall remain constant throughout the sign face. The electronic components of the sign shall shut off between the hours of 10:00 pm and 6:00 am, and shall use automatic day/night dimming software to reduce the illumination intensity of the sign from dusk until 10:00 pm.
5. The maximum brightness levels shall not exceed 0.2 (two tenths) foot-candles over ambient light levels measured within 150 feet of the source. Certification must be provided to Metro by the sign company prior to the issuance of the sign permit.

FIRE MARSHAL'S OFFICE

N/A

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken



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TRAFFIC AND PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as it is consistent with the T3-RC policy and the church is uniquely situated in a manner that the sign will have minimal impact.

CONDITIONS

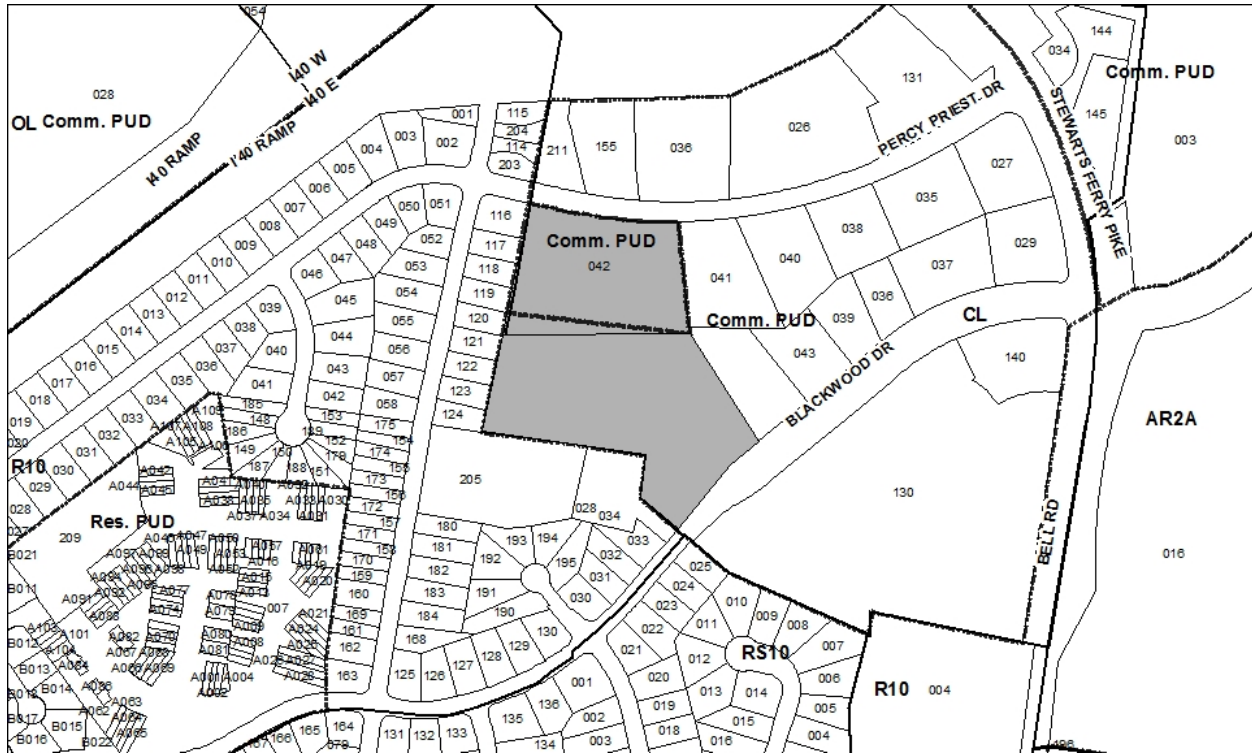
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SEE NEXT PAGE



Metro Planning Commission Meeting of 04/09/2015



155-74P-006

LARCHWOOD PUD (THE BOAT RACK AMENDMENT)

Map 097-13, Part of Parcel(s) 034, Parcel(s) 042

14, Donelson - Hermitage

13 (Josh Stites)



Project No.	Planned Unit Development 155-74P-006
Project Name	Larchwood Commercial (The Boat Rack)
Council District	13 – Stites
School District	7 – Pinkston
Requested by	Azimtech Engineering Services, applicant; MDREA, Inc. and Boat Rack, LLC owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Amend PUD to permit additional capacity within an existing boat storage facility.

Amend PUD

A request to amend a portion of the Larchwood Planned Unit Development for property located at 3411 Percy Priest Drive and a portion of property located at Blackwood Drive (unnumbered), approximately 1,254 feet west of Stewarts Ferry Pike (8.47 acres), zoned Commercial Limited (CL), to permit additional storage capacity to an existing boat storage facility.

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.

CRITICAL PLANNING GOALS

N/A

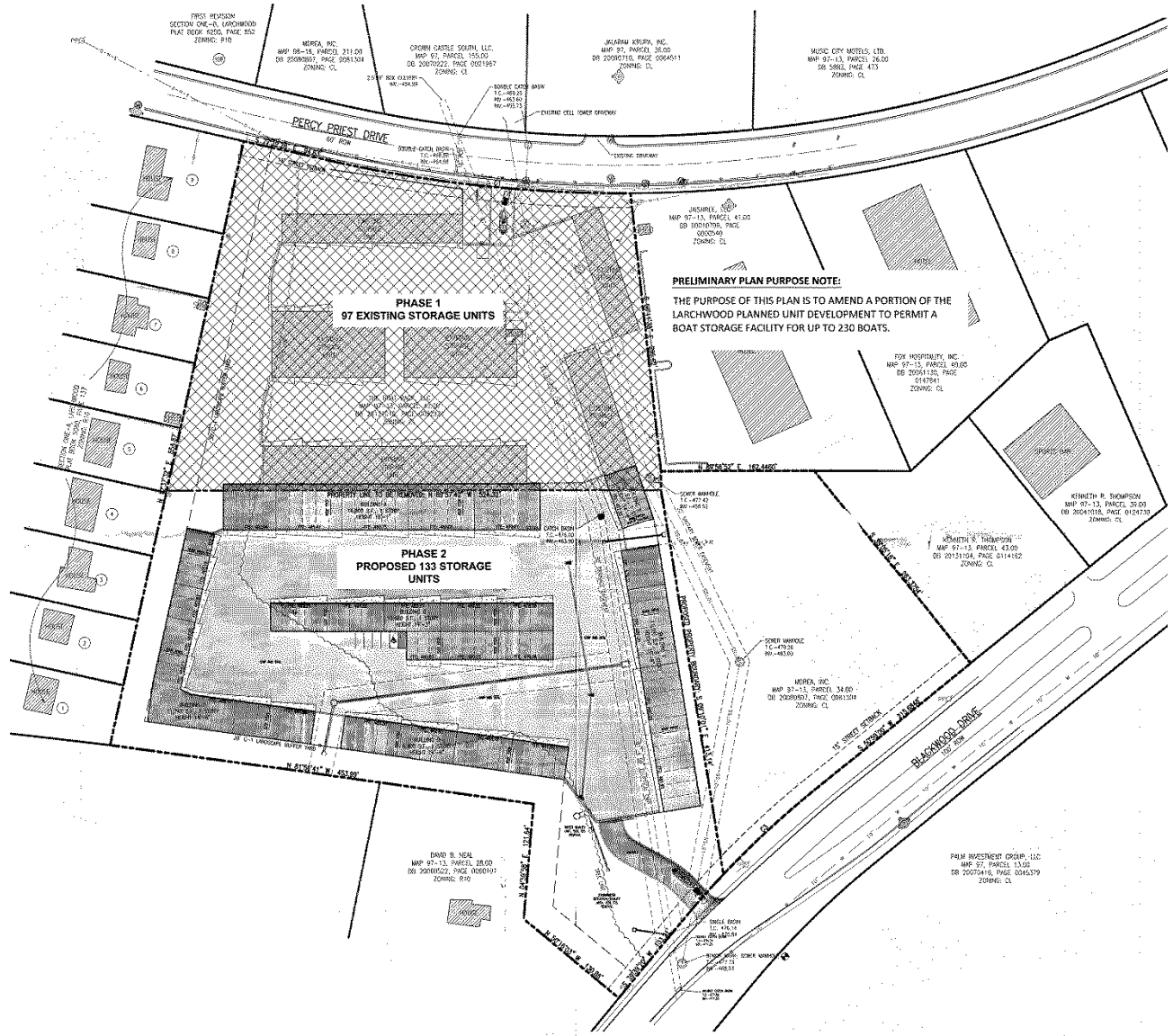
DONELSON – HERMITAGE COMMUNITY PLAN

Current Policy

Suburban Community Center (T3 CC) policy is intended to enhance suburban community centers encouraging their redevelopment as intense mixed use areas 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 Community Centers are pedestrian friendly areas, generally located at prominent intersections. T3 Suburban Community Centers serve suburban communities within a 10 to 20 minute drive.



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Proposed Site Plan



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Growth and Preservation Concept Map

No changes are proposed.

Consistent with Policy?

Yes. While the use is not specifically mentioned in the policy, it is a use that provides a service for the community. Being that the site is located within proximity to Percy Priest Lake, it is a reasonable site for the use since this use already exists within the PUD.

PLAN DETAILS

This request is to permit 133 additional boat storage units to an existing boat storage facility which currently includes 97 boat storage units. The proposed site is a vacant portion of a larger lot. The property is the remaining property in the PUD that has not been developed. With the exception of the adjacent boat storage facility, the remainder of the PUD consists of but is not limited to hotel, retail, restaurant and automobile convenience uses. The current use is not permitted on this portion of the PUD so it requires Council approval.

History

The Larchwood Commercial PUD Overlay District was originally approved by Metro Council in 1974. Since the original approval, the plan has been amended and revised numerous times. A majority of the PUD is developed. This proposed site is part of a larger undeveloped property. The approved uses on the site have changed through the years, but have consisted of office, retail and restaurant uses.

In 2012, Council approved a PUD amendment to permit self-service storage on the adjacent property to the north. At the time, the Zoning Code did not include boat storage as a use and was considered self-service storage. Staff recommended that the PUD amendment be disapproved because staff found that the use conflicted with the permitted, as well as existing, uses in the PUD. The Planning Commission did not adopt staff's recommendation and recommended that Council approve the PUD amendment. The request was associated with a proposed zone change from CL to CS. The CS zoning was necessary because self-service storage was/is not permitted in the CL zoning district. The Commission recommended that Council approve the proposed CS district; however, the request was later withdrawn because Council adopted a text amendment, which is detailed below, creating a boat storage facility use, removing the necessity for the proposed CS zoning.

Shortly after the PUD amendment was approved, Council adopted a text amendment creating boat storage as an official use. The Commission adopted staff's recommendation and recommended that Council disapprove the text amendment finding that the use is not an appropriate use in all areas zoned CL. The bill was later amended to include conditions for the use.

Currently, boat storage facilities are permitted with conditions in the CL zoning district. The conditions are as follows:

1. The boat storage facility must be located on a lot that does not exceed four acres in size.
2. No more than one hundred boat slips shall be permitted on the premises.
3. Landscape buffer. Screening in the form of a landscape buffer yard, standard "B" shall be applied along all residential zone districts and districts permitting residential uses. Further a



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twenty-five foot vegetation buffer shall be provided between any storage building and the closest residential property line. The maintenance standards set forth in Section 17.24.080 shall be applicable to all required landscaping.

4. No building on the property may exceed eighteen feet in height.
5. The boat storage facility must be located within two miles of a public boat launching ramp. Such boat launching ramp shall provide access to a lake maintained by the U.S. Army Corps of Engineers. The parcel of land upon which the boat storage facility is located must be within a Planned Unit Development Overlay District (PUD) explicitly allowing boat storage as a permitted use.

At the February 26, 2015, Planning Commission meeting, the Commission considered a text amendment to the requirements for boat storage facilities. The proposed amendment would remove the first two conditions pertaining to size of any facility and the maximum number of boats that could be stored. The Commission recommended disapproval. If the amendments to the requirements for boat storage facilities are not approved by Council, then the proposed facility would not be permitted regardless of this PUD amendment being approved. A base zone change or a different text amendment would be necessary.

Site Plan

The site plan calls for 133 boat storage units which would be located in five separate structures. Access into the site will be from Blackwood Drive and through the existing boat storage facility to Percy Priest Drive. The plan 30 foot wide "B" buffer yard along the western and southern property lines which is adjacent to a residential zoning district.

ANALYSIS

Staff is recommending that the request be approved with conditions because the request is not inconsistent with the land use policy. Staff is also recommending approval due to the fact that the Commission previously found that the use was appropriate within the PUD.

FIRE MARSHAL'S OFFICE

Hydrants shall be located within 500' of all parts of every structure via approved hard-surfaced roads.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approve with conditions

This approval does not apply to private water and sewer utility layout. These require submittal of plans for a separate review through Metro Water Permits Division.

STAFF RECOMMENDATION

Staff recommends approval with conditions.



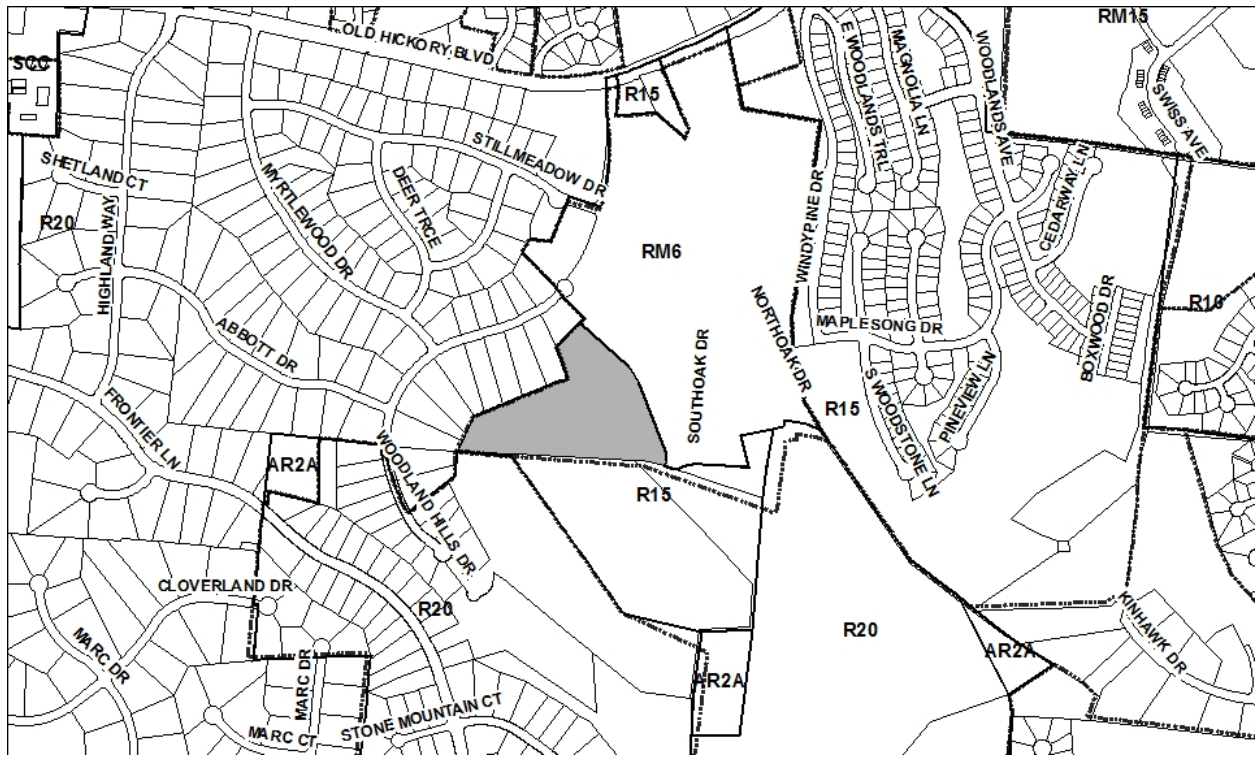
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CONDITIONS

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.



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68-82P-002

MYRTLEWOOD, SECTION 8

Map 172, Parcel(s) 167

12, Southeast

04 (Brady Banks)



Project No.	Planned Unit Development 68-82P-002
Project Name	Myrtlewood, Sec. 8 (formerly Brentwood Oaks)
Council District	4 – Banks
School District	2 – Brannon
Requested by	Dewey-Estes Engineering, applicant; Woodland Falls Subdivision, LP, owner.
Staff Reviewer	Milligan
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

Revise preliminary plan and for Final Site Plan for Myrtlewood, Section 8 Planned Unit Development

Revise Preliminary PUD and Final Site Plan

A request to revise a portion of the Myrtlewood Residential Planned Unit Development Overlay District and for Final site plan on property located at Woodland Hills Drive (unnumbered), at the terminus of Woodland Hills Drive (11.97 acres), zoned Single-Family Residential (R15), to permit 18 single-family lots where 17 single-family lots were previously approved.

Existing Zoning

Single-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 36 lots with 9 duplex lots for a total of 45 units.*

CRITICAL PLANNING GOALS

- Preserves Sensitive Environmental Features

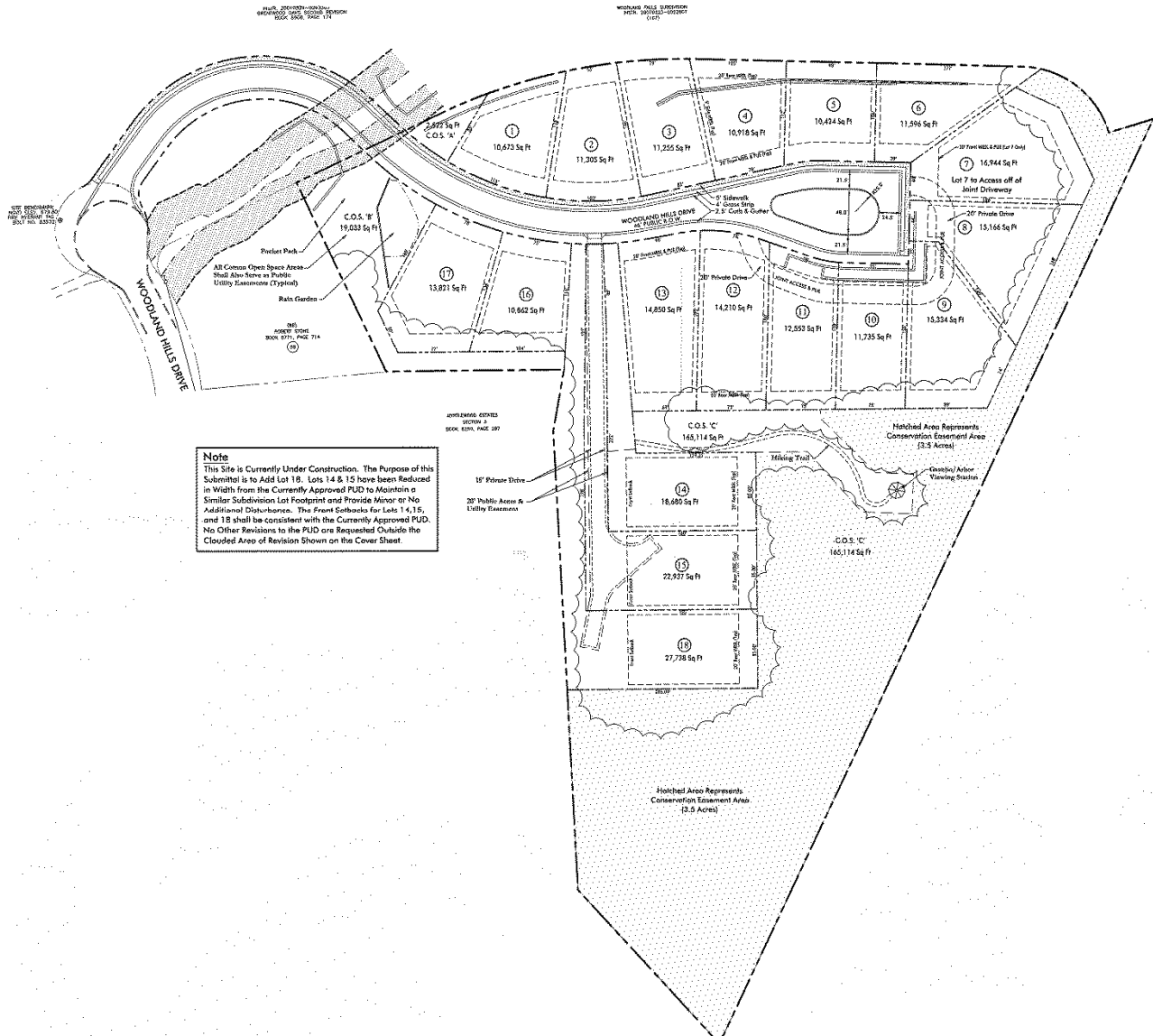
The proposed PUD revision preserves approximately 3.5 acres of property with steep slopes in a conservation easement, reducing the disturbance area.

STAFF ANALYSIS

The PUD was originally approved by Metro Council in 1982, for residential development. Section 8 was originally approved by council for 18 lots. On July 8, 1999 the Planning Commission approved a revision for Brentwood Oaks, now Myrtlewood, to permit the development of 12 lots. On February 14, 2008, the Planning Commission approved a second revision to the plan to permit 12 lots, with a change to the layout of the lots and open space from the 1999 plan. On June 23, 2011, the Planning Commission approved a revision to allow for 17 lots. The current request is to revise the plan to allow for 18 lots. The layout has not changed significantly from the 2011 approved plan. One additional lot has been added to the end of the private drive.



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Note
This Site is Currently Under Construction. The Purpose of this Submittal is to Add Lot 18. Lots 14 & 15 have been Reduced in Width from the Currently Approved PUD to Maintain a Similar Subdivision Lot Footprint and Provide Minor or No Additional Disturbance. The Front Setbacks for Lots 14, 15, and 18 shall be consistent with the Currently Approved PUD. No Other Revisions to the PUD are Requested Outside the Clouded Area of Revision Shown on the Cover Sheet.

Proposed Site Plan



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No changes are being proposed that conflict with the concept of the Council approved plan. The revised site layout is consistent with the concept of the PUD and does not include any unapproved uses or increases in gross floor area. Consequently, staff finds that the proposed revision is a minor modification.

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

F. Changes to a Planned Unit Development District.

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

The proposal is for a revision to the preliminary plan to add 1 additional lot, which is in keeping with the number of lots originally approved by Council. Sidewalks are being provided along 1 side of the proposed streets which is consistent with the remainder of the PUD. Approximately 3.5 acres of property are being preserved in a conservation area.

As the proposed revision keeps with the overall intent of the PUD, planning staff recommends approval of the request.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

- Approved per Danny Hunt. Documentation on file. Water flow requirements for single-family homes that do not exceed 3600 sq. ft. is a minimum of 1000 gpm @ 20 psi. Provide this data to pre-approve the future homes.



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STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Conditions if approved

- Prior to further construction, consolidate recently updated wall plans into one plan and submit to Public Works, and, confirm maximum wall height of 13' per previously approved plans.

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved, on the condition the applicant updates the lot and private service line arrangement with Metro Water's Inspection Division.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. The Conservation Easement Area shall be dedicated to the Homeowners' Association with the recording of the Final Plat. The Conservation Easement Area shall remain as perpetually undisturbed open space. Routine maintenance by the Homeowner's Association is permitted.
2. The right-of-way for Woodland Hills Drive, including the portion on Map 172 Parcel 113 shall be recorded prior to or with the recording of the Final Plat for the lots located in Myrtlewood, Section 8.
3. 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.
4. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
5. 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.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
7. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
8. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.