



# METROPOLITAN PLANNING COMMISSION MINUTES

**Thursday, April 23, 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:  
Jim McLean, Chair  
Greg Adkins, Vice Chair  
Hunter Gee  
Stewart Clifton  
Derrick Dalton  
Jeff Haynes  
Jessica Farr  
Andree LeQuire  
Councilman Walter Hunt

Staff Present:  
Rick Bernhardt, Executive Director  
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  
Anita McCaig, Planner III  
Cindy Wood, Planner III  
Brett Thomas, Planner III  
Jason Swaggart, Planner II  
Melissa Sajid, Planner II  
Latisha Birkeland, Planner II  
Lisa Milligan, Planner II  
Andrew Collins, Planner II  
Alex Deus, Planner I  
Jon Michael, Legal

Commissioners Absent: Lillian Blackshear

**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

## Notice to Public

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**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.**



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# MEETING AGENDA

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## A. CALL TO ORDER

The meeting was called to order at 4:03 p.m.

## B. ADOPTION OF AGENDA

Mr. Adkins moved and Mr. Haynes seconded the motion to adopt the agenda. (6-0)

## C. APPROVAL OF APRIL 9, 2015 MINUTES

Mr. Adkins moved and Mr. Haynes seconded the motion to approve the April 9, 2015 minutes. (6-0)

## D. RECOGNITION OF COUNCILMEMBERS

Councilmember Hunt arrived at 4:04 p.m.

Mr. Clifton arrived at 4:04 p.m.

Councilman Baker spoke in favor of Item 13.

Councilman Matthews spoke on Item 19.

## E. NASHVILLENEXT UPDATE

Ms. Wood presented the NashvilleNext Update.

Mr. Dalton arrived at 4:11 p.m.

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## F. ITEMS FOR DEFERRAL / WITHDRAWAL

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### 2. 2015Z-003TX-001

### 3. 2015SP-022-001 6309 NOLENSVILLE PIKE

### 5. 2015SP-037-001 SOUTHGATE STATION

### 6. 2015SP-038-001 ETHEL & LESLIE

### 7. 128-78G-001 HERMITAGE BUSINESS CENTER PUD (AMENDMENT)

### 20. 2015Z-021PR-001

Mr. Adkins moved and Mr. Haynes seconded the motion to approve the Deferred and Withdrawn Items. (9-0)

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## **G. CONSENT AGENDA**

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**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.

**9. 2014Z-006TX-002**

**10. 2015Z-007TX-001**

**11. 2015SP-024-001**  
620 S. 13TH STREET

**13. 2015SP-041-001**  
MAXON COTTAGES

**14. 2015SP-042-001**  
VALLEY BROOK PLACE

**15. 2015Z-016PR-001**

**17. 2015Z-018PR-001**

**18. 2015Z-019PR-001**

**21. 2015Z-022PR-001**

**22. 2004UD-002-007**  
VILLAGES OF RIVERWOOD, PHASE 6

**23. 91P-006-002**  
THOMPSON STATION (METRO SCHOOLS)

**24. Employee contract renewal for Cindy Wood**

**25. Capital Improvements Budget for 2015-2016 to 2020-2021**

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

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

Ms. LeQuire recused herself from Item 25.

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## H. PREVIOUSLY DEFERRED ITEMS

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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-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, (1.89 acres), requested by Littlejohn Engineering Associates for Tabernacle Baptist Church, owner.

**Staff Recommendation: Approve, including retaining and amending the special policy.**

##### **APPLICANT REQUEST**

**Change the policy from Urban Neighborhood Evolving and Urban Neighborhood Center to Urban Residential Corridor from the 12<sup>th</sup> Avenue South Corridor Detailed Neighborhood Design Plan.**

##### Minor Plan Amendment

A request to amend the 12<sup>th</sup> Avenue South Corridor Detailed Neighborhood Design Plan element of the Green Hills-Midtown Community Plan: 2005 Update by changing the Community Character policy from Urban Neighborhood Evolving policy and Urban Neighborhood Center policy with Special Policies to Urban Residential Corridor policy for property located at 2206-2220 12<sup>th</sup> Avenue South, approximately 140 feet east of 12<sup>th</sup> Avenue South, (1.89 acres).

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

###### **Provides a Range of Housing Choices**

The Urban Residential Corridor policy supports various types of residential uses, including townhouses and flats, which add housing options to the surrounding 12<sup>South</sup> neighborhood, consisting of primarily single family housing.

###### **Creates Walkable Neighborhoods**

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

###### **Supports Infill Development**

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

##### **GREEN HILLS-MIDTOWN COMMUNITY PLAN**

###### **Current Policy**

Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of existing urban neighborhoods as characterized by their development pattern, building form, primarily residential land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity. This policy applies to the majority of the site.

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

Special Policies: The *12<sup>th</sup> Avenue South Corridor Detailed Neighborhood Design Plan* provides additional design guidance in this area. These properties fall under Subdistrict 4 – Mixed Housing with a goal of enhancing the current developed condition of the corridor and providing a mixture of housing types to meet the diverse needs of the neighborhood. Objectives include to:

- rezone properties to Specific Plan with the density of RM15;
- maintain and continue throughout the Subdistrict the current pattern of built setbacks and spacing that is found in the portion of this Subdistrict located on the west side of 12<sup>th</sup> Avenue South between #951 Alley (opposite South Douglas Avenue) and #666 Alley (alley north of Ashwood Avenue);
- limit heights in this Subdistrict to a maximum of three stories at 35 feet with additional height allowed for raised foundation when necessary for providing privacy;
- place buildings so that the primary pedestrian entrance is oriented to the street;
- access buildings from alleys; and,
- provide parking behind, beneath, or beside buildings.

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

Urban Residential Corridor (T4 RC) policy is intended to preserve, enhance, and create urban residential corridors that support predominantly residential land uses; fit in with the general character of urban neighborhoods; and move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

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

Special Policies: The *12<sup>th</sup> Avenue South Corridor Detailed Neighborhood Design Plan* provides additional design guidance in this area. These properties fall under Subdistrict 4 – Mixed Housing with a goal of enhancing the current developed condition of the corridor and providing a mixture of housing types to meet the diverse needs of the neighborhood. Objectives include to:

- rezone properties to Specific Plan with the density of RM15;
- maintain and continue throughout the Subdistrict the current pattern of built setbacks and spacing that is found in the portion of this Subdistrict located on the west side of 12<sup>th</sup> Avenue South between #951 Alley (opposite South Douglas Avenue) and #666 Alley (alley north of Ashwood Avenue);
- limit heights in this Subdistrict to a maximum of three stories at 35 feet with additional height allowed for raised foundation when necessary for providing privacy;
- place buildings so that the primary pedestrian entrance is oriented to the street;
- access buildings from alleys; and,
- provide parking behind, beneath, or beside buildings.

#### **Proposed Policy**

Urban Residential Corridor (T4 RC) policy is intended to preserve, enhance, and create urban residential corridors that support predominantly residential land uses; fit in with the general character of urban neighborhoods; and move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

#### **BACKGROUND**

The properties located at 2206-2220 12<sup>th</sup> Avenue South have been used as a religious institution and single family homes for years. Property records show that the church purchased its main property in 1966. The church acquired additional adjacent properties in 1982, 1985, 1998, and 2005, both for parking and for single family homes.

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

#### **COMMUNITY PARTICIPATION**

This is a minor plan amendment, and, as such, no community meeting is required. However, with two other major plan amendments currently active in the area, a community meeting was held on December 4, 2014, to discuss the three plan amendment requests and associated rezoning requests. Approximately 55 people attended the meeting, along with the applicants, and the area councilmember. For many attendees, the community meeting was the first time they were hearing

about the plan amendment for the church property. Several attendees voiced concerns and left written comments regarding this proposal. Attendees were mainly concerned that the proposed amendment and rezoning, if approved, would:

- create a large-scale building that is out of character with the corridor due to its intensity;
- create too much density on a small piece of land;
- create negative traffic impacts due to the property's location – at the point where 12<sup>th</sup> Avenue South narrows and enters the business area which is already congested; and
- create the need for a traffic light that in turn would create more cut-through traffic on neighborhood streets.

In January, Public Hearing Notices were mailed out to property owners within 600 feet prior to the MPC Public Hearing. Local neighborhood associations were also notified of both the community meeting and the public hearing. Copies of the notices were also placed on the Planning Department website.

## **ANALYSIS**

Currently, the six properties involved in the plan amendment contain a church, parking, and four single family homes. The properties are located along 12<sup>th</sup> Avenue South and have been designated by policy for additional housing opportunities. However, additional design guidance is provided through the detailed neighborhood design plan that discusses building height, access, density, and setbacks to provide a harmonious development with what exists along the corridor (see guidance under the Current Policy section above).

The applicant has requested Urban Residential Corridor policy which is applied to prominent urban corridors with adequate transportation capacity for higher intensity residential uses. Urban Residential Corridor policy allows buildings up to three stories in height. In deciding the character and form of what is appropriate in a specific location, locational factors – including the width of the street, depth of the lots, topography, existing character of the surrounding properties along the corridor, and how the development transitions to what is behind it – are considered. Appropriate density is secondary to the building's form and design. At this location along the 12<sup>th</sup> Avenue South corridor, staff recommends that the special policy be amended to remove the density limitation of RM15, but retain the other design features, including the limited height of 35 feet. The proposed special policy language is:

Special Policies: The *12<sup>th</sup> Avenue South Corridor Detailed Neighborhood Design Plan* provides additional design guidance in this area. These properties fall under Subdistrict 4 – Mixed Housing with a goal of enhancing the current developed condition of the corridor and providing a mixture of housing types to meet the diverse needs of the neighborhood.

Objectives include to:

- maintain and continue throughout the Subdistrict the current pattern of built setbacks and spacing that is found in the portion of this Subdistrict located on the west side of 12<sup>th</sup> Avenue South between #951 Alley (opposite South Douglas Avenue) and #666 Alley (alley north of Ashwood Avenue);
- limit heights in this Subdistrict to a maximum of three stories at 35 feet with additional height allowed for raised foundation when necessary for providing privacy;
- place buildings so that the primary pedestrian entrance is oriented to the street;
- access buildings from alleys; and,
- provide parking behind, beneath, or beside buildings.

The 12<sup>th</sup> Avenue South corridor is envisioned as a neighborhood-scaled center that includes opportunities for additional housing. Having this property redevelop as higher density residential uses is appropriate. The proposed development meets the policy intent of the proposed Urban Residential Corridor policy.

## **STAFF RECOMMENDATION**

Staff recommends approval of the plan amendment, including retaining and amending or including the special policy, as it reflects the area's recommended policy change as part of NashvilleNext.

**Mr. Gee recused himself from 1a and 1b and stepped out of the room at 4:27 p.m.**

Ms. McCaig presented the staff recommendation of approval, including retaining and amending the special policy.

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

Tom White, 36 Old Club Court, spoke in favor of the application; client has made every effort to make this work and has agreed to all conditions.

Darren Freeman, 2214 12<sup>th</sup> Ave S, spoke in favor of the application.

Jeff Heinze, Littlejohn Engineering, spoke in favor of the application and noted that it will generate a tax base, will improve a turn lane on 12<sup>th</sup> Ave northbound, and will improve the rear alley way.

Ken Jakes, 5920 Clarksville Pike, spoke in opposition to the application due to increased density and traffic concerns.

Ken Winter, 1027 Paris Ave, spoke in opposition to the application and noted that it will clash with four Smart Growth principles.

Jaclyn Larsen, 904 Bratford, spoke in opposition to the application due to traffic and density concerns.

Brian Storey, 2208 11<sup>th</sup> Ave S, spoke in opposition to the application due to increased traffic, storm water, sewage, and water pressure concerns.

Linda Davis, 1305 Ashwood Ave, spoke in opposition to the application and noted concerns with parking, increased litter, and inadequate infrastructure.

Kathy Appling, 1202 Ashwood Ave, spoke in opposition to the application.

Liz Roszell, 1200 Ashwood Ave, spoke in opposition to the application.

Lorre Mendelson, 2212 11<sup>th</sup> Ave S, spoke in opposition to the application due to concerns with parking, water pressure and sewer issues.

Shannon Kearney, 2225 11<sup>th</sup> Ave S, spoke in opposition to the application and noted that this will place stress on the neighborhood.

Kerry Conley, 240510<sup>th</sup> Ave S, spoke in opposition to the application and expressed concerns that blasting will damage existing homes.

Annie Kearney, 2225 11<sup>th</sup> Ave S, spoke in opposition to the application and noted that the traffic study is flawed because it was conducted when Belmont University was not in session.

Carol Frazier, 1407 Elmwood Ave, spoke in opposition to the application due to parking and safety concerns.

Elizabeth Holton, 919 Lawrence Ave, spoke in opposition to the application due to increased density and traffic.

Catherine Favreau, 1501 Linden Ave, spoke in opposition to the application due to increased density.

Tom Favreau, 2115 Eastwood Ave, spoke in opposition to the application and noted that property values will decrease.

Mat Kearney, 2225 11<sup>th</sup> Ave S, spoke in opposition to the application due to increased density.

Annie Krueger, 2211a 11<sup>th</sup> Ave S, spoke in opposition to the application and expressed concerns with parking, traffic, water pressure, and increased density.

Paula Foster, 904 Halcion Ave, spoke in favor of the application.

Tom White asked for approval and stated that it is consistent with the NashvilleNext proposal.

**Chairman McLean closed the Public Hearing.**

Councilman Hunt stated that he would like both sides to get together and work out a compromise.

Ms. Farr spoke in opposition to the application and noted that the density is not consistent with the general flow of the street; too much for a small space.

Mr. Clifton spoke in opposition to the application and noted that this seems to be luxury apartments which do not speak to housing affordability.

Mr. Adkins inquired about sewage infrastructure and water pressure.

Steve Mishu, Metro Storm Water, noted that Water Services recommended approval.

Lisa Milligan explained that Water Services, which includes both water and sewer, recommended approval of the preliminary plan and detailed water and sewer plans would be required with the final plan. Water Services will determine if there is enough water pressure.

Mr. Adkins inquired about blasting.



Mr. Adkins inquired about the traffic study and if a recent one was conducted.

Devin Doyle, Metro Public Works, explain that a traffic study was completed in January 2015 and it indicated minor delays on side streets but no change in the level of service.

Mr. Haynes spoke in opposition to the application and noted that this project is too dense for this site.

Mr. Dalton spoke in opposition to the application and noted that this project is too great of a jump for this area.

Ms. LeQuire spoke in opposition to the application and also noted that there is no retail on the ground floor to enliven the street scape.

**Mr. Clifton moved and Mr. Dalton seconded the motion to disapprove. (8-0-1) Mr. Gee recused himself.**

Mr. Gee stepped back in the room at 5:45 p.m.

Councilman Hunt left the meeting at 5:45 p.m.

Mr. Haynes left the meeting at 5:45 p.m.

### **Resolution No. RS2015-113**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015CP-010-002 is **Disapproved. (8-0-1)**”

## **1b. 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 (1.89 acres), to permit a multifamily residential development containing up to 158 dwelling units, requested by Littlejohn, applicant; Tabernacle Baptist Church, owner (See Also Community Plan Amendment Case No. 2015CP-010-002).

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

### **APPLICANT REQUEST**

**Preliminary SP to permit a multi-family residential development.**

#### Preliminary SP

A request to rezone from Commercial Services (CS) and One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) for properties located at 2206, 2208, 2212, 2214, 2218, and 2220 12<sup>th</sup> Avenue South (1.89), to permit a multi-family residential development with up to 158 units.

#### **Existing Zoning**

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 8 lots with 2 duplex lots for a total of 10 units.*

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

#### **Proposed Zoning**

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

- Supports Infill Development

The proposed development supports several critical planning goals. The development is intensifying an underutilized urban site and providing for an additional housing option within an urban neighborhood. Providing for infill development on a site with existing infrastructure decreases the burden on Metro to provide for new infrastructure. The development provides sidewalks, increasing the walkability in an urban neighborhood. The additional residents will also be able to walk to nearby retail uses and restaurants, decreasing the dependency on automobile travel. The project is located on an existing bus line, providing for additional transportation choices for future residents.

## **GREEN HILLS MIDTOWN 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.

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

Special Policies: The *12<sup>th</sup> Avenue South Corridor Detailed Neighborhood Design Plan* provides additional design guidance in this area. These properties fall under Subdistrict 4 – Mixed Housing with a goal of enhancing the current developed condition of the corridor and providing a mixture of housing types to meet the diverse needs of the neighborhood. Objectives include to:

- rezone properties to Specific Plan with the density of RM15;
- maintain and continue throughout the Subdistrict the current pattern of built setbacks and spacing that is found in the portion of this Subdistrict located on the west side of 12<sup>th</sup> Avenue South between #951 Alley (opposite South Douglas Avenue) and #666 Alley (alley north of Ashwood Avenue);
- limit heights in this Subdistrict to a maximum of three stories at 35 feet with additional height allowed for raised foundation when necessary for providing privacy;
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### **Growth and Preservation Concept Map**

The T4 Urban Neighborhood Center and Special Policies are not proposed to change. The T4 Urban Neighborhood Evolving area is proposed to change to T4 Urban Residential Corridor.

T4 Urban Residential Corridor (T4 RC) policy is intended to preserve, enhance and create urban residential corridors that support predominately residential land uses; are compatible with the general character of urban 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.

Special Policies: The *12<sup>th</sup> Avenue South Corridor Detailed Neighborhood Design Plan* provides additional design guidance in this area. These properties fall under Subdistrict 4 – Mixed Housing with a goal of enhancing the current developed condition of the corridor and providing a mixture of housing types to meet the diverse needs of the neighborhood. Objectives include to:

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## **Proposed Policy**

T4 Urban Residential Corridor (T4 RC) policy is intended to preserve, enhance and create urban residential corridors that support predominately residential land uses; are compatible with the general character of urban 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.

## Consistent with Policy?

The proposed development is consistent with the T4 Residential Corridor policy, including the height of the project. The development also meets the height restriction of the Special Policy for the area, providing for 3 stories within 35 feet, with some allowance for raised foundations. The development meets the intent of the T4 Residential Corridor policy and the Special Policies by providing for a development that is compatible with the general character of the existing urban neighborhood in both scale and design. Sidewalks and an improved pedestrian environment are being provided to enhance the existing neighborhood.

## **PLAN DETAILS**

The site is located at 2206, 2208, 2212, 2214, 2218, and 2220 12<sup>th</sup> Avenue South. The site is approximately 1.89 acres in size. The property is currently in use as a church, parking lot, and several residential dwelling units.

## Site Plan

The plan proposes a multi-family residential development with up to 158 residential dwelling units. The proposed building is 3 stories in 35 feet along 12<sup>th</sup> Avenue South, not including a raised foundation of no more than 36". Along the alley, the building has one garage level with three stories of residential above.

Vehicular access is being proposed at two points along 12<sup>th</sup> Avenue South, one at the northern property line and one at the southern property line. The access on the southern property line will connect to the existing alley. The parking garage can be accessed from the alley. A Traffic Impact Study (TIS) was submitted by the applicant and reviewed and approved by the Department of Public Works.

Along 12<sup>th</sup> Avenue South, eight foot sidewalks are being proposed. The plan would meet the requirements of the Bike Parking Ordinance.

The plan proposes raised foundations along 12<sup>th</sup> Avenue South with the inclusion of stoops/porches for some of the ground floor units. The façade plane of the building will be interrupted every 50' to avoid a continuous, uninterrupted blank façade. Interruptions shall include a change in material, horizontal undulation, or a porch/stoop/balcony. Street facades shall also include a minimum of 15% glazing. A public plaza has been provided along 12<sup>th</sup> Avenue South. A landscape buffer is being provided along the northern boundary, adjacent to the existing residential properties.

## **ANALYSIS**

The proposed development meets the intent of the T4 Residential Corridor policy and the Special Policies for the area by complementing the existing form and intensity within the 12<sup>th</sup> Avenue South corridor. The height of the building along 12<sup>th</sup> Avenue South meets the general and special policies. The design of the building and the inclusion of stoops, porches, and the courtyard area along 12<sup>th</sup> Avenue South provides for a pedestrian friendly streetscape that is broken up and lessens the intensity along the street. Given the location of the building along the existing urban corridor and based on the design, staff recommends approval.

## **FIRE DEPARTMENT RECOMMENDATION**

### **Approve with conditions**

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

## **STORMWATER RECOMMENDATION**

### **Approved with conditions**

- Minimum storm pipe in ROW shall be 15" minimum

## **WATER SERVICES**

### **Approved**

## **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.
- Record ROW dedication to the back of the proposed sidewalks, prior to building permit approval.

**TRAFFIC AND PARKING RECOMMENDATION**  
**Approved with conditions**

In accordance with TIS findings, developer shall construct the following roadway improvements.  
 12th Avenue South and Ashwood Avenue/Site Access

- The proposed site access on 12th Avenue South shall be aligned with Ashwood Avenue and designed to include a minimum of one entering lane and one exiting lane.
- Developer shall construct a southbound left turn lane on 12th Avenue South at garage access. The left turn lane can be constructed by reconstructing the existing median. A minimum of 50 feet of storage and 50 feet of taper should be provided. The reconstruction of the median may require modification or relocation of the existing "12 South Neighborhood" sign within the median. As part of this requirement, storage shall be provided to accommodate the NBLT movement onto Ashwood in order to provide appropriate sight distance for vehicle and pedestrian movements.
- In order to improve intersection sight distance for traffic exiting the site, the driveway should be extended into the public right-of-way so that the sight lines are in front of the building face. On-street parking should not be provided on the east side of 12th Avenue South within 200 feet south of the site access in order to provide sufficient intersection sight distance for vehicles exiting the site access.
- A bulb-out should be constructed within the excess right-of-way north of the site access. A minimum of 16 feet of pavement should be provided between the median and the curb extension on the north side of the site access.
- Developer shall install a crosswalk for the west leg of Ashwood Avenue.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.33	0.6 F	8,624 SF	407	15	43

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	1.56	5.4 D	10 U *	96	8	11

\*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 (220)	1.89	-	158 U	1082	82	105

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+579	+59	+51

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R8 district: 1 Elementary 0 Middle 1 High

Projected student generation proposed SP-R district: 7 Elementary 1 Middle 3 High

The proposed SP-R zoning could generate 9 more students that what is typically generated under the existing R8 zoning. Students would attend Julia Green Elementary, J.T. Moore Middle School and Hillsboro High School. Julia Green and J.T. Moore Middle have been identified as over capacity and there is no capacity for elementary or middle school students within the cluster. This information is based upon data from the school board last updated October 2014.

The fiscal liability of 6 new elementary students is \$129,000 (6 X \$21,500 per student) and for 1 additional middle school

student is \$26,000 (1 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 subject to the approval of the associated policy change. If the associated policy change is not approved, staff recommends disapproval.

### **CONDITIONS**

1. Uses shall be limited to up to 158 multi-family residential dwelling units.
2. On the corrected set, add a note that the minimum raised foundation along 12<sup>th</sup> Avenue South shall be 18" and the maximum raised foundation along 12<sup>th</sup> Avenue South shall be 36".
3. The final site plan shall show an adjusted building location and public plaza in order to provide a minimum of 4 foot grass strip between the curb and the sidewalk and an 8 foot sidewalk up to the crosswalk on the south side of the entrance drive opposite Ashwood Avenue. The width of the frontage planting area shall remain as shown on the current plan.
4. With the final plat, dedicate right-of-way to the Major and Collector Street specifications. Any additional improvements, including sidewalks, shall be incorporated into a pedestrian easement on the final plat.
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 RM80-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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. Gee recused himself from 1a and 1b and stepped out of the room at 4:27 p.m.**

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

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

Tom White, 36 Old Club Court, spoke in favor of the application; client has made every effort to make this work and has agreed to all conditions.

Darren Freeman, 2214 12<sup>th</sup> Ave S, spoke in favor of the application.

Jeff Heinze, Littlejohn Engineering, spoke in favor of the application and noted that it will generate a tax base, will improve a turn lane on 12<sup>th</sup> Ave northbound, and will improve the rear alley way.

Ken Jakes, 5920 Clarksville Pike, spoke in opposition to the application due to increased density and traffic concerns.

Ken Winter, 1027 Paris Ave, spoke in opposition to the application and noted that it will clash with four Smart Growth principles.

Jaclyn Larsen, 904 Bratford, spoke in opposition to the application due to traffic and density concerns.

Brian Storey, 2208 11<sup>th</sup> Ave S, spoke in opposition to the application due to increased traffic, storm water, sewage, and water pressure concerns.

Linda Davis, 1305 Ashwood Ave, spoke in opposition to the application and noted concerns with parking, increased litter, and inadequate infrastructure.

Kathy Appling, 1202 Ashwood Ave, spoke in opposition to the application.

Liz Roszell, 1200 Ashwood Ave, spoke in opposition to the application.

Lorre Mendelson, 2212 11<sup>th</sup> Ave S, spoke in opposition to the application due to concerns with parking, water pressure and sewer issues.

Shannon Kearney, 2225 11<sup>th</sup> Ave S, spoke in opposition to the application and noted that this will place stress on the neighborhood.

Kerry Conley, 240510<sup>th</sup> Ave S, spoke in opposition to the application and expressed concerns that blasting will damage existing homes.

Annie Kearney, 2225 11<sup>th</sup> Ave S, spoke in opposition to the application and noted that the traffic study is flawed because it was conducted when Belmont University was not in session.

Carol Frazier, 1407 Elmwood Ave, spoke in opposition to the application due to parking and safety concerns.

Elizabeth Holton, 919 Lawrence Ave, spoke in opposition to the application due to increased density and traffic.

Catherine Favreau, 1501 Linden Ave, spoke in opposition to the application due to increased density.

Tom Favreau, 2115 Eastwood Ave, spoke in opposition to the application and noted that property values will decrease.

Mat Kearney, 2225 11<sup>th</sup> Ave S, spoke in opposition to the application due to increased density.

Annie Krueger, 2211a 11<sup>th</sup> Ave S, spoke in opposition to the application and expressed concerns with parking, traffic, water pressure, and increased density.

Paula Foster, 904 Halcion Ave, spoke in favor of the application.

Tom White asked for approval and stated that it is consistent with the NashvilleNext proposal.

**Chairman McLean closed the Public Hearing.**

Councilman Hunt stated that he would like both sides to get together and work out a compromise.

Ms. Farr spoke in opposition to the application and noted that the density is not consistent with the general flow of the street; too much for a small space.

Mr. Clifton spoke in opposition to the application and noted that this seems to be luxury apartments which do not speak to housing affordability.

Mr. Adkins inquired about sewage infrastructure and water pressure.

Steve Mishu, Metro Storm Water, noted that Water Services recommended approval.

Lisa Milligan explained that Water Services, which includes both water and sewer, recommended approval of the preliminary plan and detailed water and sewer plans would be required with the final plan. Water Services will determine if there is enough water pressure.

Mr. Adkins inquired about blasting.

Mr. Leeman stated that the developer will have to get a blasting permit from the State Fire Marshall.

Mr. Adkins inquired about the traffic study and if a recent one was conducted.

Devin Doyle, Metro Public Works, explain that a traffic study was completed in January 2015 and it indicated minor delays on side streets but no change in the level of service.

Mr. Haynes spoke in opposition to the application and noted that this project is too dense for this site.

Mr. Dalton spoke in opposition to the application and noted that this project is too great of a jump for this area.

Ms. LeQuire spoke in opposition to the application and also noted that there is no retail on the ground floor to enliven the street scape.

**Mr. Clifton moved and Mr. Dalton seconded the motion to disapprove. (8-0-1) Mr. Gee recused himself.**

Mr. Gee stepped back in the room at 5:45 p.m.

Councilman Hunt left the meeting at 5:45 p.m.

Mr. Haynes left the meeting at 5:45 p.m.

### **Resolution No. RS2015-114**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-010-001 is **Disapproved. (8-0-1)**”

## **Zoning Text Amendments**

### **2. 2015Z-003TX-001**

BL2015-1053\Gilmore  
**DOWNTOWN CODE STANDARDS**  
Staff Reviewer: Andrew Collins

A request to amend Chapters 17.12, 17.37 and 17.40 of the Metropolitan Code to update the Downtown Code (DTC) standards, requested by Councilmember Erica Gilmore.

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

**The Metropolitan Planning Commission deferred 2015Z-003TX-001 to the May 28, 2015, Planning Commission meeting. (9-0)**

## **Specific Plans**

### **3. 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 residential units, requested by Anderson, Delk, Epps & Associates, applicant; Pence Leasing, LLC., owner.

**Staff Recommendation: Withdraw.**

**The Metropolitan Planning Commission withdrew 2015SP-022-001. (9-0)**

### **4. 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 26 multi-family residential units, requested by Dale & Associates, applicant; John Howard, owner.

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

#### **APPLICANT REQUEST**

**Preliminary SP to permit up to 26 residential units**

#### Preliminary SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan-Residential (SP-R) zoning for properties located at 115 Hart Lane (4.59 acres), to permit up to 26 multi-family residential units.

#### **Existing Zoning**

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 17 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 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 Hart Lane and internal roads to provide for a more walkable neighborhood.

### **EAST NASHVILLE COMMUNITY PLAN**

#### **Existing 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.

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

No change proposed.

#### Consistent with Policy?

Yes. The proposed SP zoning is consistent with the proposed T4 NE 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 units proposed along Hart Lane reflect the setbacks of the existing homes.

### **PLAN DETAILS**

The site is located at 115 Hart Lane, north of Hart Lane and east of Dickerson Pike. The site is approximately 4.59 acres in size. The current use of the property is 1 single-family detached unit.

#### Site Plan

The plan proposes up to 26 multi-family residential dwelling units. All of the units will be single-family detached units. There are two units proposed along Hart Lane. The Hart Lane units will have similar setbacks to the existing homes along Hart Lane.

The plan provides sidewalks along Hart Lane, along Conviser Drive and within the open space/courtyard area. Vehicular access to garages and parking is from a series of alleys, except for the Hart Lane units which will gain access from Conviser Drive. Street trees are proposed along Conviser Drive. Conviser Drive is stubbed out to the eastern property line, which will allow for a future connection to the existing Conviser Drive.

Architectural standards have been provided including specifications for raised foundations, window orientation, porches, materials, etc. Many units are planned with wraparound porches to provide for architectural interest.

### **ANALYSIS**

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

- A revised availability study has been submitted, which matches the unit count in this Preliminary SP (28 units). 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.
- Indicate that the private alleys are to be dedicated into ROW prior to building permit approval

**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)	4.59	4.35 D	19 U	182	15	20

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	4.59	-	28 U	213	19	22

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 9 U	+31	+4	+2

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RS10 district: 1 Elementary 1 Middle 1 High

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

The proposed SP-R zoning district will generate no additional students that what could be generated under the existing RS10 zoning. Students would attend Tom Joy Elementary School, Jere Baxter Middle School and Maplewood High School. None of the schools have been identified as being over capacity. This information is based upon data from the school board last updated October 2015.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions. 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 26 multi-family residential units.
2. Side façades of units that face a public street shall provide the following: a minimum of one principal entrance (doorway) and a minimum of 25% glazing. Elevations of side façades units facing a public street shall be submitted with the final site plan.
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 RM6 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.

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

Michael Garrigan, 516 Heather Place, spoke in favor of the application and noted that the Council Lady requested this be pulled from the consent agenda for discussion purposes only; she does not want it to affect the project.

Roy Dale, 516 Heather Place, spoke in favor of the application, would prefer there is no connectivity.

**Chairman McLean closed the Public Hearing.**

**Ms. Farr moved and Mr. Adkins seconded the motion to approve with conditions and disapprove without all conditions.**

Mr. Gee asked the applicant to confirm that Council Lady Bennett does not want the connectivity.

Michael Garrigan confirmed and noted that many discussions have been had and a lot has to do with the name of the street; no one is fond of Conviser.

Mr. Gee asked if the Council Lady is opposed and it goes to Public Hearing, she could just bring back a different plan?

Mr. Bernhardt stated that this is an SP. If the motion on the floor is approved, it would be an approval with all of the recommendations or a disapproval without them. If the Council Lady changed it, it would be a disapproval.

Ms. LeQuire stated that if it were not to be connected, she would like to see the roadway not be a public right-of-way and the alleys be reduced in size.

Mr. Gee noted that the commission almost always votes for connectivity but stated that in this case, the commission could be voting for something that could likely change. He asked if a deferral would change the process and if a council bill had been filed.

Ms. Milligan clarified that a bill has not been requested yet.

Mr. Garrigan noted that Council Lady Bennett only wanted to have the conversation; she did not want it to affect the project. He stated that he didn't think she would want to change the stub road and eliminate the access through the council process.

**Vote taken. (7-0)**

#### **Resolution No. RS2015-115**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-029-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

#### **CONDITIONS**

- 1. Permitted land uses shall be limited to up to 26 multi-family residential units.**
- 2. Side façades of units that face a public street shall provide the following: a minimum of one principal entrance (doorway) and a minimum of 25% glazing. Elevations of side façades units facing a public street shall be submitted with the final site plan.**
- 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 RM6 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.

## 5. 2015SP-037-001

### SOUTHGATE STATION

Map 105-11, Parcel(s) 019-020, 309-310  
Council District 17 (Sandra Moore)  
Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-MR zoning for properties located at 514, 518 and 520 Southgate Avenue and 1608 Pillow Street, at the northeast and northwest corners of Pillow Street and Southgate Avenue, (1.67 acres), to permit a multi-family residential development with up to 41 units, requested by Civil Site Design Group, PLLC, applicant; William Smallman and Alpha One, LLC, owners.

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

**The Metropolitan Planning Commission deferred 2015SP-037-001 to the May 28, 2015, Planning Commission meeting. (8-0-1)**

## 6. 2015SP-038-001

### ETHEL & LESLIE

Map 091-10, Parcel(s) 125-131  
Council District 20 (Buddy Baker)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R8 to SP-R zoning for property located at 5825 and 5827 Leslie Avenue and Leslie Avenue (unnumbered - four parcels), on the south side of Leslie Avenue between Sterling Street and Ethel Street, (1.26 acres), to permit up to 15 detached residential units, requested by Dale & Associates, applicant; Leslie Avenue, G.P., owner.

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

**The Metropolitan Planning Commission deferred 2015SP-038-001 to the May 28, 2015, Planning Commission meeting. (9-0)**

## Planned Unit Developments

## 7. 128-78G-001

### HERMITAGE BUSINESS CENTER PUD (AMENDMENT)

Map 075, Part of 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 May 14, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 128-78G-001 to the May 14, 2015, Planning Commission meeting. (9-0)**

## Subdivision: Final Plats

## 8. 2015S-036-001

### HAYNIE'S CENTRAL PARK, RESUB LOT 86

Map 094-05, Parcel(s) 013-014  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Melissa Sajid

A request for final plat approval to create four lots on properties located at 1100 and 1104 Glenview Drive, at the southeast corner of Glenview Drive and South 11th Street, zoned RS5 (0.55 acres), requested by Dale & Associates, applicant; Sherry Phillips Hopwood and Robert and Betty O'Malley, owners.

**Staff Recommendation: Approve with conditions.**

## APPLICANT REQUEST

**Create 4 lots.**

### Preliminary SP

A request for final plat approval to create four lots on properties located at 1100 and 1104 Glenview Drive, at the southeast corner of Glenview Drive and South 11th Street, zoned Single-Family Residential (RS5) (0.55 acres).

### **Existing Zoning**

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 4 units.*

## CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure.

## PLAN DETAILS

The applicant requests final plat approval for a four lot subdivision of property located at the southeast corner of Glenview Drive and South 11<sup>th</sup> Street. While Lot 1 meets the infill compatibility analysis that is outlined in Section 3-5.2 of the Subdivision Regulations, there are no lots to which Lots 2-4 may be compared, requiring approval by the Planning Commission. The applicant requests approval under Section 3-5.2(f) of the Subdivision Regulations; under this section, the Planning Commission may grant approval of a subdivision that does not meet the compatibility criteria, if the subdivision can provide for harmonious development within the community.

The existing lot is 23,988 SF acres is proposed to be subdivided into four lots with the following areas and street frontages:

- Lot 1: 8,248 Sq. Ft., (0.189 Acres), and 55 Ft. of frontage;
- Lot 2: 5,737 Sq. Ft., (0.132 Acres), and 54.68 Ft. of frontage.
- Lot 3: 5,000 Sq. Ft., (0.115 Acres), and 47.66 Ft. of frontage;
- Lot 4: 5,000 Sq. Ft., (0.115 Acres), and 47.66 Ft. of frontage.

The plan proposes one lot fronting Glenview Drive and three lots fronting South 11<sup>th</sup> Street. The existing house on Lot 1 is to remain while all other structures on the site shall be removed. The site is served by existing sidewalks. Alley access is available to the south of the site, and all proposed lots shall be limited to access either from the alley or from an access easement off of the alley.

## ANALYSIS

### Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Residential Medium policy area. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

### Zoning Code

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

### Street Frontage

All lots have frontage on a public street.

### Density

Urban Neighborhood Maintenance land use policy supports density up to 20 dwelling units per acre. The proposed infill subdivision provides a density of 7.3 dwelling units per acres which falls within the range supported by policy.

1. Lot frontage: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. In this case, Lot 1 must be equal to or greater than 35 ft., which is the smallest lot frontage of the surrounding lots. Lot 1 meets the lot frontage requirement. There are no available lots to which Lots 2-4 may be compared for frontage.

<b>Lot Frontage Analysis</b>	
Minimum Proposed	55'
70% of Average	29.4'
<b>Smallest Surrounding Parcel</b>	<b>35'</b>

2. Lot size: The proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. In this case, the minimum lot area must be at least 5,256 square feet, which is the smallest lot area of the surrounding lots. Lot 1 meets the lot area requirement. There are no available lots to which Lots 2-4 may be compared for area.

<b>Lot Size Analysis</b>	
Minimum Proposed	8,248 SF
70% of Average	4,410 SF
<b>Smallest Surrounding Parcel</b>	<b>5,256 SF</b>

3. Street setback: The existing house on Lot 1 is setback about 17 feet from Glenview Drive. Per the Zoning Code, the minimum street setback for Lots 2-4 is proposed to be 20' since there are no adjacent houses to determine a contextual street setback. Staff recommends that Lot 2 include a platted side setback on Glenview Drive of 20 feet so that the side façade of the unit developed on that lot is no closer to the street than the existing house to remain on Lot 1.

4. Lot orientation: Lot 1 is oriented toward Glenview Drive, and Lots 2-4 are oriented toward South 11<sup>th</sup> Street. The proposed lot orientation is consistent with the surrounding area. While there are not existing lots on the same block face oriented toward South 11<sup>th</sup> Street, the proposed layout is similar to the existing lots across the street.

#### Agency Review

All review agencies recommend approval.

#### Harmony of Development

Lot 1 of the proposed subdivision meets the Community Character criteria. However, there are no lots to which Lots 2-4 may be compared. Therefore, the Planning Commission must determine if the subdivision provides for the harmonious development of the community. In this case, the applicant has proposed several conditions to attempt to meet this provision: limiting the access to alley access and limiting the building height to 2 stories in 35 ft.

Staff finds that the conditions proposed by the applicant overcome the incompatibility of the proposed lots with regard to lot frontage and lot area to provide for the harmonious development of the community with the condition that Lot 2 include a platted side setback on Glenview Drive of 20 feet so that the side façade of the unit developed on that lot is no closer to the street than the existing house to remain on Lot 1.

#### **FIRE MARSHAL RECOMMENDATION**

**N/A**

#### **PUBLIC WORKS RECOMMENDATION**

**No exception taken**

#### **STORMWATER RECOMMENDATION**

**Approved**

#### **WATER SERVICES RECOMMENDATION**

**Approve with conditions**

- Approval is contingent on construction and completion of Metro Water Project # 15-SL-39. A bond value of \$17,000 has been assigned to 15-SL-39.

#### **STAFF RECOMMENDATION**

Staff finds that the proposed subdivision can provide for the harmonious development of the community and recommends approval with conditions.

**CONDITIONS (if approved)**

1. The final plat shall include the following standard on the plan: "Raised foundations of 18-36" are required for residential buildings."
2. Prior to recordation, the buildings to be removed shall be demolished and removed from the plat.
3. Prior to recordation, the existing curb cuts and driveways on Glenview Drive and South 11<sup>th</sup> Street shall be removed and replaced with sidewalk and curb.
4. Lot 2 shall include a platted side setback of 20 feet along the Glenview Drive frontage.
5. Prior to recordation, Metro Water Project #15-SL-39 shall either be bonded or completed and accepted.

Ms. Sajid presented the staff recommendation of approval with conditions.

Brandon Burnette, 516 Heather Place, spoke in favor of the application.

Roy Dale, 516 Heather Place, spoke in favor of the application.

**Chairman McLean closed the Public Hearing.**

The commissioners and staff discussed including an access easement on Glenview; Mr. Bernhardt suggested approval along with bringing the plat back to the commission if staff finds the access inappropriate.

**Ms. LeQuire moved and Mr. Dalton seconded the motion to approve with conditions including an access easement to Glenview Drive to be reviewed by staff. If staff finds the access to be inappropriate, they will bring the plat back to the Commission. (7-0)**

**Resolution No. RS2015-116**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-036-001 is **Approved with conditions, including an access easement to Glenview Drive to be reviewed by staff. If staff finds the access to be inappropriate, staff is to bring the plat back to the Commission. (7-0)**"

**CONDITIONS**

1. The final plat shall include the following standard on the plan: "Raised foundations of 18-36" are required for residential buildings."
2. Prior to recordation, the buildings to be removed shall be demolished and removed from the plat.
3. Prior to recordation, the existing curb cuts and driveways on Glenview Drive and South 11<sup>th</sup> Street shall be removed and replaced with sidewalk and curb.
4. Lot 2 shall include a platted side setback of 20 feet along the Glenview Drive frontage.
5. Prior to recordation, Metro Water Project #15-SL-39 shall either be bonded or completed and accepted.

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

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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**

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**J. RECOMMENDATIONS TO METRO COUNCIL**

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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.

**Zoning Text Amendments**

**9. 2014Z-006TX-002**

BL2015-1100\Hunt  
Staff Reviewer: Carrie Logan

A request to amend Section 17.40.730 of the Metropolitan Zoning Code to modify the general requirements of public notice signs and to delete Section 17.40.710 pertaining to notice by newspaper in its entirety, requested by the Metro Department of Codes Administration, applicant.

**Staff Recommendation: Approve.**

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**APPLICANT REQUEST**

**Modify public hearing sign posting requirements and delete newspaper notice requirements in the Zoning Code.**

**TEXT AMENDMENT**

A request to amend Section 17.40.730 of the Metropolitan Zoning Code to modify the general requirements of public notice signs and to delete Section 17.40.710 pertaining to notice by newspaper in its entirety.

**PURPOSE**

Prior to 2014, there was a requirement that the appropriate department of the Metropolitan Government post signs for public hearings required by the Zoning Code. The Codes Department and Planning Department posted all of the public hearing signs for Council public hearings and the Codes Department posted signs for Board of Zoning Appeal hearings. In 2014, the Planning Department initiated a text amendment to remove the requirement that Council public hearing signs to be posted by the appropriate department of the Metropolitan Government.

The removal of that requirement allowed a process similar to the Metro Planning Commission public hearing signs, which are posted by applicants and a certificate is returned to the Planning Department verifying that the signs have been posted. In 2014, the Codes Department opted to continue posting signs for Board of Zoning Appeal hearings.

This text amendment would revise the Board of Zoning Appeal hearing sign posting process to require applicants to post signs, with the exception of Councilmembers, who would have the choice of posting the signs themselves or returning the signs to the Codes Department.

This text amendment also removes the requirement for the Codes Department to advertise hearings in the newspaper. This method of advertisement is outdated and costs the Codes Department a significant amount of money. Metro posts agendas for all Board and Commissions and allows individuals to sign up for specific agendas to be emailed or texted to them.

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**STAFF RECOMMENDATION**

Staff recommends approval.

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**ORDINANCE NO. BL2015-1100**

**An Ordinance to amend Section 17.40.730 of the Metropolitan Zoning Code to modify the general requirements of public notice signs and to delete Section 17.40.710 pertaining to notice by newspaper in its entirety. (Proposal No. 2014Z-006TX-002).**

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

Section 1. That Section 17.40.730 of the Code of The Metropolitan Government of Nashville and Davidson County is hereby amended by deleting subsection A in its entirety and substituting with the following new subsection A.

“General Requirements. Public notice signs shall be posted on any property subject to the public hearing provisions of this title. Public notice signs shall be installed by the owner or owner’s representative of the property for which the public hearing is required, unless the applicant is a member of the metropolitan council or a department of the metropolitan government. Where the applicant is a member of the metropolitan council or a department of the metropolitan government, then the applicant or the appropriate department of the metropolitan government will be responsible for posting applicable public notice signs.

Section 2. That Section 17.40.710 of the Code of The Metropolitan Government of Nashville and Davidson County is hereby amended by deleting this section in its entirety.

Section 3. This Ordinance shall take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.  
Sponsored by: Walter Hunt

Approve. (9-0), Consent Agenda

**Resolution No. RS2015-117**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-006TX-002 is **Approved. (9-0)**”

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## 10. 2015Z-007TX-001

BL2015-1099\Bennett, Glover, Stites  
Staff Reviewer: Lisa Milligan

An Ordinance amending Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to sex clubs, requested by Councilmembers Karen Bennett and Steve Glover.

**Staff Recommendation: Approve with substitute ordinance.**

### APPLICANT REQUEST

**Define Sex Club and classify as a use permitted with conditions in certain districts.**

#### Text Amendment

An Ordinance amending Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to sex clubs.

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### ANALYSIS

Currently, the Metropolitan Zoning Ordinance defines a club as follows:

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

The definition of a club is a very broad definition that could include clubs of varying sizes and intensities. Clubs could range in size from having a dozen members to hundreds of members. Also, operating hours could vary widely depending on the type of club. The proposed text amendment would add a new definition for sex club and remove these types of clubs from the general club category. Additionally, the proposed text amendment would define zoning districts where allowed and distance requirements for the newly defined sex clubs.

Under the proposed text amendment, a sex club is defined as follows:

“sex club” means any establishment, business, or club that allows members to engage in specified sexual activities or the exposure of specified anatomical areas, and which meets one or more of the following criteria:

- a. The club does not provide membership to persons under twenty-one (21) years of age;
- b. The club’s members do not vote on the admittance of new members;
- c. The club accepts applications for membership without a current member’s written recommendation;
- d. The club grants membership on the same day a membership application is filed;
- e. The club contains rooms for couples and other adult-themed rooms for members.

The draft text amendment would allow sex clubs as a use permitted with conditions in Industrial Warehousing/Distribution (IWD), Industrial Restrictive (IR), and Industrial General (IG). The proposed condition for sex clubs is as follows:

No sex club shall be located within one thousand feet (measured property line to property line of a residence, community education facility, day care, park, or religious institution).

### PROPOSED SUBSTITUTE ORDINANCE

The proposed substitute ordinance removes the operational standards from the definition of sex clubs. The use is allowed as a use permitted with conditions in Industrial Warehousing/Distribution (IWD), Industrial Restrictive (IR), and Industrial General (IG). In addition to the distance requirement in the original bill, operational criteria are added as conditions. These include specifications on age of member and membership admission policies.

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### STAFF RECOMMENDATION

Staff recommends approval of the substitute ordinance. The draft legislation allows for the location of sex clubs while protecting residential uses, schools, day cares, parks, and religious facilities from potential negative impacts associated with this type of adult use while also insuring proper membership admission standards.

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### ORDINANCE NO. BL2015-1099

**An ordinance amending Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to sex clubs, all of which is more particularly described herein (Proposal No. 2015Z-007TX-001)**

WHEREAS, the Metropolitan Government has a legitimate governmental interest in protecting the health, safety, and welfare of Nashville’s residents; and

WHEREAS, sex clubs have been shown to have a negative impact on the health, safety, and welfare of communities; and



WHEREAS, the Metropolitan Council deems it to be necessary for the protection of the public health, safety, and welfare that private sex clubs be restricted in the areas where they can locate and operate.

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

Section 1. That Section 17.04.060, Definitions of General Terms, is hereby amended by adding the following definition for "sex club":

"sex club" means any establishment, business, or club that allows members to engage in specified sexual activities or the exposure of specified anatomical areas, and which meets one or more of the following criteria:

- a. The club does not provide membership to persons under twenty-one (21) years of age;
- b. The club's members do not vote on the admittance of new members;
- c. The club accepts applications for membership without a current member's written recommendation;
- d. The club grants membership on the same day a membership application is filed;
- e. The club contains rooms for couples and other adult-themed rooms for members.

Section 2. That Section 17.08.030, District Land Use Tables, is hereby amended by adding "sex club" as a use permitted with conditions (PC) in the IWD, IR, and IG zoning districts.

Section 3. That Section 17.16.090, Industrial Uses, is hereby amended by adding the following new subsection G.:

G. Sex clubs. No sex club shall be located within one thousand feet (measured property line to property line) of a residence, community education facility, day care, park, or religious institution.

Section 4. Be it further enacted that this Ordinance shall take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Karen Bennett, Steve Glover, Josh Stites

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#### **SUBSTITUTE ORDINANCE NO. BL2015-1099**

**An Ordinance amending Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to sex clubs, all of which is more particularly described herein (Proposal No. 2015Z-007TX-001).**

WHEREAS, the Metropolitan Government has a legitimate governmental interest in protecting the health, safety, and welfare of Nashville's residents; and

WHEREAS, sex clubs have been shown to have a negative impact on the health, safety, and welfare of communities; and

WHEREAS, the Metropolitan Council deems it to be necessary for the protection of the public health, safety, and welfare that sex clubs be restricted in the areas where they can locate and operate.

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

Section 1. That Section 17.04.060, Definitions of General Terms, is hereby amended by adding the following definition for "sex club":

"Sex club" means any establishment, business, or club that allows members to engage in specified sexual activities or the exposure of specified anatomical areas, and which contains either rooms for couples or other adult-themed rooms or both for the use of members.

Section 2. That Section 17.08.030, District Land Use Tables, is hereby amended by adding "sex club" as a use permitted with conditions (PC) in the IWD, IR, and IG zoning districts.

Section 3. That Section 17.16.090, Industrial Uses, is hereby amended by adding the following new subsection G.:

~~G. Sex clubs.~~

1. No sex club shall be located within one thousand feet (measured property line to property line) of a residence, community education facility, day care, park, or religious institution.
2. Sex clubs shall be prohibited from all of the following:
  - a. Admitting members that are younger than twenty-one (21) years of age;
  - b. Admitting any new member without the affirmative vote of a majority of the other members;
  - c. Accepting applications for membership without a current member's written recommendation; and
  - d. Granting membership within twenty-four (24) hours from the time a membership application is filed.

Section 4. Be it further enacted that this Ordinance shall take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Approve with a substitute ordinance. (9-0), Consent Agenda

**Resolution No. RS2015-118**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-007TX-001 is Approved with a substitute ordinance. (9-0)"**

## **Specific Plans**

### **11. 2015SP-024-001**

#### **620 S. 13TH STREET**

Map 094-01, Parcel(s) 075

Council District 06 (Peter Westerholm)

Staff Reviewer: Melissa Sajid

A request to rezone from RS5 to SP-R for property located at 620 S. 13th Street, at the northwest corner of S. 13th Street and Sevier Street (0.18 acres), to permit an attached two-family structure, requested by James Smith, owner.

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

#### **APPLICANT REQUEST**

**Preliminary SP to permit up to 2 attached residential units.**

#### Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Residential (SP-R) for property located at 620 S. 13th Street, at the northwest corner of S. 13th Street and Sevier Street (0.18 acres), to permit an attached two-family structure.

#### **Existing Zoning**

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

#### **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

The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure.

#### **EAST NASHVILLE COMMUNITY PLAN**

##### **Existing Policy**

Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing 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 Conservation Concept Map**

No change proposed.

Consistent with Policy?

Yes, the proposed SP is consistent with the Urban Neighborhood Maintenance policy which is intended to preserve the character of the existing neighborhood. The SP proposes an attached two-family structure in an area that is characterized by one and two family residential uses. Also, the rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited to the subject property and the neighborhood.

**PLAN DETAILS**

The site is located at the northwest corner of the intersection of South 13<sup>th</sup> Street and Sevier Street. Surrounding zoning includes RS5, and the area is characterized by a mixture of one and two family residential uses. Access to the property is from the existing improved alley that abuts the site to the west.

Site Plan

The plan proposes an attached duplex unit that incorporates front doors on both South 13<sup>th</sup> Street and Sevier Street, which creates a presence along both street frontages. The SP also maintains the front setback along South 13<sup>th</sup> Street. The maximum height for the duplex is 2 stories in 35' to the roofline. Architectural elevations have been included with the SP and show a two-story structure with lap siding as the primary material.

Access to the units is restricted to the existing improved alley located to the west of the site, and surface parking is located behind the structure. Planning staff recommends that the SP incorporate landscaping to screen the proposed parking from Sevier Street. Existing sidewalks are available along both street frontages.

**ANALYSIS**

The proposed SP is consistent with Urban Neighborhood Maintenance land use policy and meets a critical planning goal. Therefore, staff recommends approval with conditions and disapproval without all conditions.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

- Water flow requirements for single-family homes that do not exceed 3600 sq. ft. is a minimum of 1000 gpm @ 20 psi. Fire Code issues for the structures will be addressed at permit application review.

**STORMWATER RECOMMENDATION**

**Approve**

**TRAFFIC & PARKING RECOMMENDATION**

**No exception taken**

**WATER SERVICES RECOMMENDATION**

**Approve**

- Approved as a Preliminary SP only. The required 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.

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.18	8.71 D	1 U	10	1	2

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
Two-Family Residential (210)	0.18	-	2 U	20	2	3

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

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

**METRO SCHOOL BOARD REPORT**

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

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

The proposed SP-R zoning district would generate one more students than what is typically generated under the existing RS5 zoning district. Students would attend Kirkpatrick Elementary School, Bailey Middle School, and Stratford High School. Kirkpatrick Elementary School has been identified as over capacity. There is capacity within the cluster for additional elementary school students. This information is based upon data from the school board last updated October 2014.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses within the SP shall be limited to 2 attached residential units.
2. The final site plan shall incorporate landscaping to screen parking visible from Sevier Street.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. The final site plan shall include detailed architectural elevations consistent with those include in the SP plan showing raised foundations of 18-36” for residential buildings.
5. 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.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

**Resolution No. RS2015-119**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-024-001 is **Approved with conditions and disapproved without all conditions. (9-0)**”

**CONDITIONS**

1. **Uses within the SP shall be limited to 2 attached residential units.**
2. **The final site plan shall incorporate landscaping to screen parking visible from Sevier Street.**
3. **If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.**
4. **The final site plan shall include detailed architectural elevations consistent with those include in the SP plan showing raised foundations of 18-36” for residential buildings.**
5. **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.**
6. **Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.**
7. **The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**

## 12. 2015SP-035-001

### TOWERY - 16TH AVENUE SOUTH SP

Map 104-08, Parcel(s) 412  
Council District 17 (Sandra Moore)  
Staff Reviewer: Jason Swaggart

A request to rezone from OR20 to SP-O zoning for property located at 1518 16th Avenue South, approximately 520 feet south of Horton Avenue, and within the South Music Row Neighborhood Conservation Overlay District, (0.22 acres), to permit an office building, requested by Convent Place Partners, LLC, applicant and owner.

**Staff Recommendation: Defer or disapprove.**

### APPLICANT REQUEST

**Preliminary SP to permit an office building.**

#### Preliminary SP

A request to rezone from Office/Residential (OR20) to Specific Plan-Office (SP-O) zoning for property located at 1518 16th Avenue South, approximately 520 feet south of Horton Avenue, and within the South Music Row Neighborhood Conservation Overlay District, (0.22 acres), to permit an office building.

#### **Existing Zoning**

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. *OR20 would permit a maximum of four residential units and up to 7,666 square feet of office space.*

#### **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

### GREENHILLS-MIDTOWN COMMUNITY PLAN

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

### Growth and Preservation Concept Map

No change is proposed.

#### Consistent with Policy?

Yes. The proposed SP would permit an office use consistent with the policy. The plan also proposes sidewalks consistent with the Major and Collector Street Plan which fosters a more walkable street which is encouraged by the policy.

### PLAN DETAILS

The site is approximately 0.22 acres in size and is located on the east side of 16<sup>th</sup> Avenue South in Music Row. The site is within the South Music Row Neighborhood Conservation Overlay. The property is currently vacant and aerial photography indicates that the property has been vacant since at least 2000.

The proposed SP is intended to permit slight variations from what is permitted under the current OR20 zoning district. The plan permits four deviations which are as follows:

1. Increased Floor Area. The proposed SP calls for 9,391 square feet of floor area which is approximately 1,725 more floor area than what is permitted under the current OR20 zoning district.
2. Increased Impervious Surfaces. The proposed SP permits an Impervious Surface Ratio (ISR) of 0.74. The current OR20 zoning district permits a maximum ISR of 0.70.
3. Decreased rear yard setback. The proposed SP would permit an approximately 11 foot setback at the rear of the property where the OR20 requires a minimum 20 foot rear yard setback. It is important to note that the Metro Historic Zoning Commission has the ability to permit adjustments to zoning setbacks, so the SP is not absolutely necessary for this deviation in standards.
4. Reduced perimeter parking landscape strip. The proposed SP does not require a perimeter landscape strip for the parking area. The existing zoning requires a minimum 2.5 foot strip.

#### Site Plan

The plan calls for a 9,391 square foot, two-story building. The front setback along 16<sup>th</sup> Avenue South is approximately 30 feet. Vehicular parking is located at the rear of the building which is accessed by the alley along the rear property line. The

plan calls for a 2.5 foot ROW dedication along the alley. The plan also calls for a 1.5 foot ROW dedication along 16<sup>th</sup> Avenue S. The plan calls for an eight foot wide sidewalk and four foot wide planting strip. ROW dedications would not be required under the existing OR20 district.

### **ANALYSIS**

Staff recommends disapproval or deferral based on the Planning Commission's February 12, 2015, policy directive to defer or disapprove any rezoning request on Music Row pending the development of an overall design plan for the future of Music Row after NashvilleNext. Any deferral would need to be until the study requested by the Commission has been completed so that staff and the Commission can evaluate the proposal under the study.

While staff is recommending disapproval, staff finds that this request could be differentiated from previous rezoning request in Music Row which led to the Commission's February 12, 2015, policy directive to defer or disapprove any rezoning in Music Row. The request is different in several ways:

1. The property is currently vacant and has been vacant for numerous years. Previous proposals were on developed sites, which required the demolition of structures considered important to the essence of Music Row. No structure will be demolished with this proposal.
2. The request includes only one lot and the scale of the proposal is similar to the scale of surrounding development. Previous proposals included numerous properties and called for structures that were not necessarily consistent with the surrounding development pattern in terms of scale.
3. The current zoning would permit development on the property. The proposed SP is intended to only permit minor deviations from the current OR20 zoning district. It is also important to note that if the property were to develop under OR20, the Metro Historic Zoning Commission could authorize different setbacks than what is required by zoning.
4. The site is within the South Music Row Conservation Overlay District and the design has been approved by the Metro Historic Zoning Commission (MHZC). MHZC staff is also recommending approval of the proposed SP. Previous rezoning requests have not been within an overlay and did not require the design to be approved by the MHZC.

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

N/A

### **METRO HISTORIC ZONING COMMISSION**

**Approved**

The MHZC approved the plan including elevations on March 18, 2015.

### **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 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 widening alley to ½ MPW standard ST-263 and dedicate 2.5' of ROW along the alley.
- A TIS may be required prior to final SP.

### **STORMWATER RECOMMENDATION**

**Ignore**

### **WATER SERVICES**

**Approved**

### **STAFF RECOMMENDATION**

Staff recommends that the proposed SP be deferred or disapproved. If approved, then staff recommends that it be approved with conditions and disapproved without all conditions.

### **CONDITIONS (if approved)**

1. Uses shall be limited to those uses permitted under the OR20 zoning district with the exception that no residential uses shall be permitted.
2. A Traffic Impact Study (TIS) may be required prior to the approval of any final site plan.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the OR20-A zoning district as of the date of the applicable request or application.
4. No vehicular access shall be permitted from 16<sup>th</sup> Avenue South.
5. 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.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon approval from the Metro Historic Zoning Commission or its designee. 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.

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

Mr. Swaggart presented the staff recommendation of deferral or disapproval.

Elliott Kyle spoke in favor of the application.

McClaine Towrey spoke in favor of the application.

Shawn Henry, 315 Deaderick Street, spoke in favor of the application and noted that this lot has been vacant for 15 years, it's a modest, two-story scale, and has neighborhood support.

Marshall Hall, 1025 Villa Place, spoke in favor of the application and noted that it will add to the neighborhood in a very meaningful way.

**Chairman McLean closed the Public Hearing.**

Ms. Farr spoke in favor of the application due to the fact that it is vacant property and it aligns nicely with the rest of the neighborhood.

Mr. Gee spoke in favor of the application.

**Mr. Clifton moved and Mr. Gee seconded the motion to approve with conditions because rezoning is minimal. (7-0)**

Mr. Gee left the meeting at 6:29 p.m.

#### **Resolution No. RS2015-120**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-035-001 is **Approved with conditions and disapproved without all conditions because rezoning is minimal. (7-0)**"

#### **CONDITIONS**

- 1. Uses shall be limited to those uses permitted under the OR20 zoning district with the exception that no residential uses shall be permitted.**
- 2. A Traffic Impact Study (TIS) may be required prior to the approval of any final site plan.**
- 3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the OR20-A zoning district as of the date of the applicable request or application.**
- 4. No vehicular access shall be permitted from 16<sup>th</sup> Avenue South.**
- 5. 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.**
- 6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon approval from the Metro Historic Zoning Commission or its designee. 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.**
- 7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**

### **13. 2015SP-041-001**

#### **MAXON COTTAGES**

Map 091-10, Parcel(s) 250, 461  
Council District 20 (Buddy Baker)  
Staff Reviewer: Melissa Sajid

A request to rezone from R8 to SP-R zoning for property located at 511 Snyder Avenue and 5800 Maxon Avenue, at the northwest corner of Maxon Avenue and Snyder Avenue, (0.34 acres), to permit up to four detached residential units, requested by Dale & Associates, applicant; GMAT Holdings, G.P., owner.

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

## **APPLICANT REQUEST**

**Preliminary SP to permit up to 4 detached residential units.**

### Preliminary SP

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) zoning for property located at 511 Snyder Avenue and 5800 Maxon Avenue, at the northwest corner of Maxon Avenue and Snyder Avenue, (0.34 acres), to permit up to four detached residential units.

### **Existing Zoning**

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.*

### **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

The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure.

## **WEST NASHVILLE COMMUNITY PLAN**

### **Existing Policy**

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

### **Growth and Conservation Concept Map**

No change proposed.

### Consistent with Policy?

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

## **PLAN DETAILS**

The site is located at the northwest corner of the intersection of Maxon Avenue and Snyder Avenue. Surrounding zoning includes R8, and the area is characterized by a mixture of one and two family residential uses. Access to the property is from the existing improved alley that abuts the site to the west.

### Site Plan

The plan proposes four detached residential units with two units fronting Maxon Avenue and two units fronting Snyder Avenue. Unit 3 includes a side façade oriented toward Maxon Avenue and incorporates a wraparound porch so that the building addresses both street frontages. Architectural images have not been included with the preliminary SP. The SP, however, includes notes that address design considerations for the SP. The design conditions address doorway placement, glazing, window orientation and porches and will be subject to review for appropriateness during the final site plan review. Also, EIFS and vinyl siding are not permitted as building materials. The maximum height for all units is 2 stories in 35' to the roofline. The plan incorporates a Type B-5 landscape buffer yard between the site and the existing single-family residential to the north that includes an opaque fence.

Parking for the units is provided in garages and surface parking and includes several spaces for guest parking. The SP proposes to dedicate right-of-way along Maxon Avenue and the alley and to install sidewalks along both Maxon Avenue and Snyder Avenue.

## **ANALYSIS**

The proposed SP is consistent with Urban Neighborhood Maintenance land use policy and meets a critical planning goal. Therefore, staff recommends approval with conditions and disapproval without all conditions.



**FIRE MARSHAL RECOMMENDATION****Approved with conditions**

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

**STORMWATER RECOMMENDATION****Conditional if approved**

- Storm improvements may be required on Snyder and Maxon (to be determined during construction drawing review).

**TRAFFIC & PARKING RECOMMENDATION****No exception taken****WATER SERVICES RECOMMENDATION****Approve**

- Approved as a Preliminary SP only. Public sewer 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****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.
- Prior to building permit approval ROW dedications must be recorded.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.36	5.44 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 (210)	0.36	-	4 U	39	3	5

**Traffic changes between maximum: R8 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 2 U	+19	+1	+2

**METRO SCHOOL BOARD REPORT**

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

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

The proposed SP-R zoning district would generate one more students than what is typically generated under the existing R6 zoning district. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School. Cockrill Elementary School and Pearl-Cohn High School have been identified as over capacity. There is capacity within the cluster for additional elementary school students. 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.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

## CONDITIONS

1. Uses within the SP shall be limited to four detached residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. The final site plan shall include architectural elevations that incorporate the required design considerations and show raised foundations of 18-36" for residential buildings. 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.
4. 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.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

### **Resolution No. RS2015-121**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-041-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

## CONDITIONS

1. Uses within the SP shall be limited to four detached residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. The final site plan shall include architectural elevations that incorporate the required design considerations and show raised foundations of 18-36" for residential buildings. 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.
4. 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.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

## 14. 2015SP-042-001

### VALLEY BROOK PLACE

Map 117-09, Parcel(s) 134-135  
Council District 25 (Sean McGuire)  
Staff Reviewer: Brett Thomas

A request to rezone from R20 to SP-R zoning for properties located at 2800 and 2804 Valley Brook Place, approximately 950 feet south of Woodmont Boulevard (0.92 acres), to permit three single-family lots, requested by Dale & Associates, applicant; Dakota Avenue Partners, LLC., owner.

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

### APPLICANT REQUEST

**Preliminary SP to permit three single-family lots.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R20) to Specific Plan-Residential (SP-R) zoning and for preliminary site plan approval for property located at 2800 and 2804 Valley Brook Place, approximately 950 feet south of Woodmont Boulevard (0.92 acres), to permit three single-family lots.

#### **Existing Zoning**

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

### **GREEN HILLS – MIDTOWN COMMUNITY PLAN**

#### **Current Policy**

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

#### **Growth and Preservation Concept Map**

No changes are proposed.

#### Consistent with Policy?

Yes. The proposed SP zoning is consistent with the T3 NM policy. The plan ensures moderate lot coverage, buildings are oriented to the street with consistent setbacks, and the five foot sidewalk along Valley Brook Place facilitates pedestrian connectivity.

### **PLAN DETAILS**

The site is located at 2800 and 2804 Valley Brook Place, north of the intersection of Valley Brook Place and Hilldale Drive. An unbuild portion of Hilldale Drive right of way immediately east of the site was abandoned in 2007, which prohibits a connection to Wimbledon Road to the north.

The two lots, approximately 0.92 acres in size, are each currently eligible for duplexes, allowing a total of four units.

#### Site Plan

The plan proposes three single-family lots facing Valley Brook Place. The plan provides sidewalks along Valley Brook Place. A note is included on the plan indicating the three lots will be limited to two access points, the locations of which will be determined at time of the final SP. An additional note on the plan restricts garage access to side and/or rear load entry only; front loaded garages are prohibited. Parking in the street setback is also prohibited as noted on the plan.

Building elevations will be provided with the final SP. Notes on the plan prohibit EIFS and vinyl siding and limit the maximum height of the units to 40 feet in three stories. Additional notes limit the maximum building coverage to 35% of each lot, establish the street setback at 30 feet, require porches to be a minimum six feet in depth, and limit retaining walls to a maximum of four feet in height unless otherwise specified with the final SP.

### **SUBDIVISION REGULATIONS**

The three proposed lots share a block face with only one other lot and do not meet the infill compatibility analysis outlined in Section 3-5.2 of the Subdivision Regulations. An exception to the compatibility criteria may be granted by the Planning Commission for a Specific Plan for a subdivision by approval of the rezoning.

Staff finds that the three single-family residential lots, with the conditions proposed by the applicant on the SP, overcome the incompatibility of the proposed lots with regard to frontage and lot area. In addition, staff finds the three single-family residential lots are more in keeping with the character than the existing zoning which permits four duplex units, maximum 45 feet in three stories, front load garages, and parking in the front setback.

### **ANALYSIS**

The proposed SP is consistent with the T3 NM land use policy, provides shared driveways and provides a five foot sidewalk along Valley Brook Place. Staff recommends approval of the SP with conditions and disapproval without all conditions.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approved with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approved**

**WATER SERVICES RECOMMENDATION**

**Approved**

- Approved as a Preliminary SP only. The required public sewer construction plans must be submitted and approved before the Final SP can be approved. Also, the required 30% capacity fees must be submitted before the Final SP can be approved.

**PUBLIC WORKS RECOMMENDATION**

**Approved with conditions**

- The developer’s final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Prior to Final SP, indicate location of access point(s). All driveways must have adequate sight distance. Submit site distance evaluation for each driveway prior to Final SP. Location and number of driveways shall comply with Metro Zoning Code.

**TRAFFIC & PARKING RECOMMENDATION**

**No exception taken**

Maximum Uses in Existing Zoning District: **R20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential ( )	0.92	2.17 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
Single-Family Residential ( )	0.92	-	3 U	29	3	4

Traffic changes between maximum: **R20 and SP-R**

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

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R20 district: 0 Elementary 0 Middle 0 High

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

Because the SP would permit one less unit than the current zoning, it is not anticipated to generate more students than what is typically generated under the existing R20 district. Students would attend Julia Green Elementary School, J.T. Moore Middle School, and Hillsboro High School. Julia Green and J.T. Moore have been identified as being over capacity by the Metro School Board; however, there is capacity within an adjacent cluster for both. This information is based upon data from the school board last updated October 2014.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses within the SP shall be limited to a maximum of three single-family residential lots.
2. 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 RS10 zoning district as of the date of the applicable request or application.
3. 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.
4. 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.

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

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

**Resolution No. RS2015-122**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-042-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

**CONDITIONS**

1. Uses within the SP shall be limited to a maximum of three single-family residential lots.
2. 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 RS10 zoning district as of the date of the applicable request or application.
3. 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.
4. 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.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

## **Zone Changes**

### **15. 2015Z-016PR-001**

Map 072-13, Parcel(s) 312, 445  
Council District 05 (Scott Davis)  
Staff Reviewer: Melissa Sajid

A request to rezone from RS5 to R6 for properties located at 902 and 904 Douglas Avenue, on the south side of Douglas approximately 400 feet west of Emmett Avenue (0.34 acres), requested by Councilman Scott Davis, applicant, Michael W. O'Neill, owner.

**Staff Recommendation: Approve.**

#### **APPLICANT REQUEST**

**Zone change from Single-Family Residential to One and Two-Family Residential.**

#### Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential (R6) for properties located at 902 and 904 Douglas Avenue, on the south side of Douglas approximately 400 feet west of Emmett Avenue (0.34 acres).

#### **Existing Zoning**

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 2 units.*

#### **Proposed 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.*

#### **CRITICAL PLANNING GOALS**

- Supports Infill Development
- Supports a Range of Housing Choices

The proposed R6 zoning district supports development that expands housing options in the neighborhood and creates opportunities for infill housing in an area that is already served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure.

**EAST NASHVILLE COMMUNITY PLAN**

**Existing Structure Plan Policy**

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

**Greenwood Detailed Neighborhood Design Plan (DNDP)**

Mixed Housing (MH) is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.

**Growth and Conservation Concept Map**

No change proposed for structure plan policy. Special policy will not be carried forward with the Growth and Conservation Concept Map.

Consistent with Policy?

Yes, the proposed R6 zoning district is consistent with the existing structure plan policy and the detailed policy of the DNDP which both encourage a mixture of housing types. R6 permits one and two family residential whereas the existing RS5 zoning limits the site to only one housing type – single-family detached.

**PUBLIC WORKS RECOMMENDATION**

N/A

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.34	8.71 D	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.34	7.26 D	4 U *	39	3	5

\*Based on two two-family lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 2 U	+19	+1	+2

**METRO SCHOOL BOARD REPORT**

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

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

The proposed R6 district would not generate any more students than what is typically generated under the existing RS5 zoning district. Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School, and Maplewood High School. Hattie Cotton Elementary School has been identified as over capacity. There is capacity within the cluster for additional elementary school students. 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 land use policy and special policy and supports two critical planning goals.

**Resolution No. RS2015-123**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-016PR-001 is **Approved. (9-0)**”

**16. 2015Z-017PR-001**

BL2015-1083\Evans  
Map 129-08, Parcel(s) 022-072 Map 129-11, Parcel(s) 019-077  
Map 129-12, Parcel(s) 001-085  
Map 129-15, Parcel(s) 001-075, 082-092  
Map 129-16, Parcel(s) 001-006 Map 143-03, Parcel(s) 001-013  
Council District 23 (Emily Evans)  
Staff Reviewer: Lisa Milligan

A request to rezone from R15 to RS15 zoning for various properties located along Percy Warner Boulevard, Edwin Warner Drive, Saint Henry Drive, Vaughns Gap Road, Vaughns Gap Court, Percy Drive, Park Lane, Highland Park Drive, and Neuhoff Lane, west of Highway 100 (approximately 117 acres), requested by Councilmember Emily Evans, applicant; various property owners.

**Staff Recommendation: Approve with a substitute or amendment to remove certain lots at key intersections to allow for a variety of housing units in the area and disapproval without a substitute or amendment.**

**APPLICANT REQUEST**

**Zone change from R15 to RS15.**

Zone Change

A request to rezone from One and Two-Family Residential (R15) to Single-Family Residential (RS15) zoning for various properties located along Percy Warner Boulevard, Edwin Warner Drive, Saint Henry Drive, Vaughns Gap Road, Vaughns Gap Court, Percy Drive, Park Lane, Highland Park Drive, and Neuhoff Lane, west of Highway 100 (approximately 117 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.

**Proposed Zoning**

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre.

**CRITICAL PLANNING GOALS**

N/A

**WEST NASHVILLE COMMUNITY PLAN; BELLEVUE COMMUNITY PLAN**

**Current Policy**

Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Conservation (CO) is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils.

**Growth and Preservation Concept Map**

No changes proposed.

Consistent with Policy?

The policy supports a variety of housing types, including single-family as well as non-single-family. Non single-family residential uses include two family and multi-family uses. The policy promotes development that is primarily consistent with the existing development pattern. The proposed rezoning area contains only single-family detached dwelling units. There are attached and multi-family units in adjacent areas. The rezoning would limit the potential for a variety of housing types within the area by removing the option of two-family dwellings.

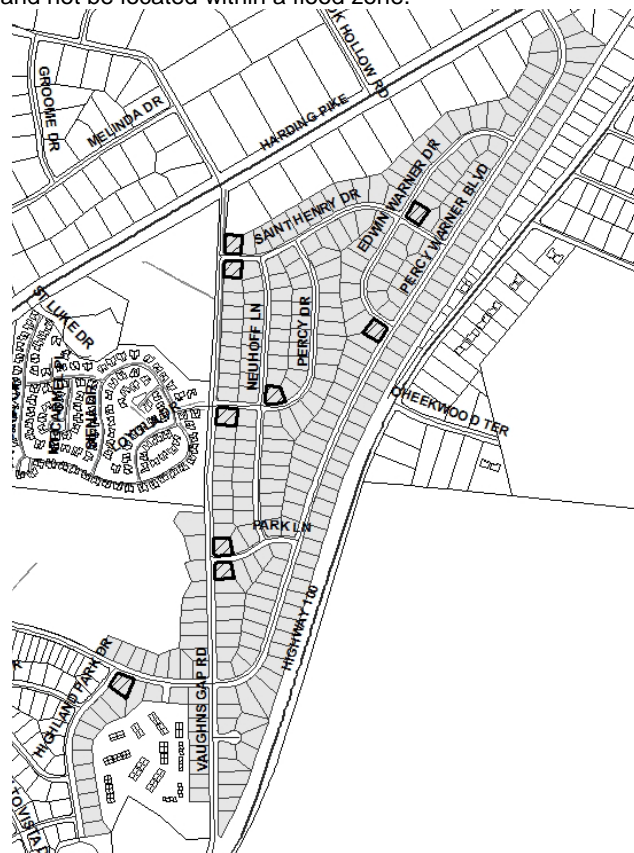
**ANALYSIS**

The proposed RS15 zoning district would limit development in the subject area to only single-family uses. The proposed rezoning area contains only single-family detached dwelling units at the current time. Given that the policy states that efforts should be made to retain the existing character of the neighborhood, in terms of development pattern, building form, and land use, it is reasonable to rezone the property to RS15. This is in keeping with the existing character of the area as well as the policy. There are currently existing duplexes in the general vicinity of this neighborhood as well as some small pockets of multi-family. In order to allow for the potential for more variety of housing in the area at a future time, Staff is recommending that some lots located at key intersections, outside of any flood area, remain as R15.

The below map indicates the lots that Staff is recommending be removed from the request and remain as R15. The lots are shown with a diagonal hatch. The lots include the following addresses:

Parcel	Address	Street
12912004600	1022	EDWIN WARNER DR
12911004900	920	NEUHOFF LN
12915008800	834	PERCY WARNER BLVD
12912003400	957	PERCY WARNER BLVD
12915001600	54	VAUGHNS GAP RD
12915000400	56	VAUGHNS GAP RD
12911005800	74	VAUGHNS GAP RD
12911002400	94	VAUGHNS GAP RD
12911001900	96	VAUGHNS GAP RD

The lots to remain should be located at strategic locations, meet the minimum standards of the zoning ordinance for the construction of a two-family unit, and not be located within a flood zone.





**STAFF RECOMMENDATION**

Staff recommends approval with a substitute or amendment to remove certain lots at key intersections to allow for a variety of housing units in the area and disapproval without a substitute or amendment.

Ms. Milligan presented the staff recommendation of approval with a substitute or amendment to remove certain lots at key intersections to allow for a variety of housing units in the area and disapproval without a substitute amendment.

Carl (last name unclear), 914 Neuhoﬀ Lane, spoke in favor of the application and noted that downzoning is necessary due to the current infrastructure.

Nancy Tisdale, 1028 Edwin Warner, spoke in favor of the application.

Cynthia Paschal, 6312 Percy Drive, spoke in favor of the application and noted that there is no capacity for increased storm water runoff.

Vicki Dooley, 6319 Percy Drive, spoke in favor of the application.

Alan Dooley, 6319 Percy Drive, spoke in favor of the application.

Council Lady Evans spoke in favor of the application and promised to resolve any opt-outs prior to third reading at council.

Andy Newman, 43 Vaughn’s Gap Road, spoke in opposition to the application and requested more community meetings for additional information.

Joe Cain, 949 Percy Warner Blvd, spoke in opposition to the application and requested a deferral in order to obtain more information.

Thomas Rucker, 1027 Percy Warner Blvd, spoke in opposition to the application and requested a deferral in order to obtain more information.

Council Lady Evans requested approval and stated that she would hold as many community meetings as needed.

**Chairman McLean closed the Public Hearing.**

Ms. Farr noted that she respects the council lady’s request but would also support a deferral.

Mr. Clifton noted that while a very compelling case has been made to downzone, this deserves another look by the commission.

Mr. Adkins spoke in favor of the application and stated that the opt-out provisions provide the multi-family stock for the neighborhood.

Mr. Dalton spoke in favor of the application and noted that the residents need relief from the current storm water issues; this is a step in the right direction.

Ms. Farr stated that they commission should have some say in the excluded lots.

Mr. Adkins noted that while the planning staff made recommendations, it is ultimately up to the council lady and the community to make that decision. The lots can be moved around.

**Mr. Adkins moved and Mr. Dalton seconded the motion to approve with a substitute or amendment to remove certain lots at key intersections to allow for a variety of housing units in the area. (5-1) Mr. Clifton voted against.**

**Resolution No. RS2015-124**

**“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-017PR-001 is Approved with a substitute or amendment to remove certain lots at key intersections to allow for a variety of housing units in the area. (5-1)”**

## 17. 2015Z-018PR-001

Map 082-02, Parcel(s) 076-080  
Map 082-06, Parcel(s) 069, 083, 086, 091  
Council District 05 (Scott Davis)  
Staff Reviewer: Brett Thomas

A request to rezone from IG to MUI-A zoning for properties located at 700, 740, 750, 800, 815, 901, 905 Cowan Street and 1420 and 1432 Cowan Court, approximately 2,000 feet north of Jefferson Street (59.13 acres), requested by Civil Site Design Group, PLLC, applicant; various property owners.

**Staff Recommendation: Approve.**

### APPLICANT REQUEST

#### Zone change from IG to MUI-A

#### Zone Change

A request to rezone from Industrial General (IG) to Mixed Use Intensive-Alternative (MUI-A) zoning for properties located at 700, 740, 750, 800, 815, 901, 905 Cowan Street and 1420 and 1432 Cowan Court, approximately 2,000 feet north of Jefferson Street (59.13 acres).

#### Existing Zoning

Industrial General (IG) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

#### Proposed Zoning

Mixed Use Intensive-A (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.

### CRITICAL PLANNING GOALS

- Supports Infill Development

The rezoning to MUI-A allows for a traditionally industrial area to redevelop with residential, retail, and office uses. The development fills in gaps and promotes a more compact design than exists with industrial uses. 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.

### EAST NASHVILLE COMMUNITY PLAN

#### Current Policy

Conservation (CO) is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils.

East Nashville Community Plan Special Policy Area 4 The alternate policy for this Potential Open Space area is T4 Urban Mixed Use Neighborhood. T4 MU is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

#### Growth and Preservation Concept Map

T5 Center Mixed Use Neighborhood (T5 MU) 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?

Yes. The rezoning is consistent with the T5 Center Mixed Use Neighborhood policy. The rezoning to MUI-A will allow for urban residential development that is mixed with civic and public benefit, and high intensity commercial and office land uses.

### FIRE MARSHAL'S OFFICE RECOMMENDATION

N/A

### PUBLIC WORKS RECOMMENDATION

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

**Conditions 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)	59.13	0.6 F	1,545,421 SF	5501	464	495

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	59.13	5.0 F	12,878,514 SF	56205	9143	14503

Traffic changes between maximum: **IG** and **MUI-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+50,704	+8,679	+14,008

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed MUI-A district: 27 Elementary 19 Middle 44 High

The proposed student generation numbers were calculated using the urban infill factor and assumed a 1,000 square foot residential unit with 40% of the site being used for non-residential floor area. Students would attend Glenn Elementary School, Jere Baxter Middle School, and Maplewood High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated October 2014.

**STAFF RECOMMENDATION**

The requested rezoning to MUI-A is consistent with the T5 Center Mixed Use Neighborhood policy. The rezoning will allow for a high intensity mixture of residential, retail, and office uses and ensures walkable neighborhoods through bulk standards and building placement. Staff recommends approval.

Approve. (9-0), Consent Agenda

**Resolution No. RS2015-125**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-018PR-001 is **Approved. (9-0)**”

**18. 2015Z-019PR-001**

Map 119-13, Parcel(s) 283  
 Council District 16 (Tony Tenpenny)  
 Staff Reviewer: Lisa Milligan

A request to rezone from RS10 to RS7.5 zoning for property located at 308 Tanksley Avenue, approximately 440 feet east of Nolensville Pike (0.36 acres), requested by Larissa Lentile, applicant and owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from RS10 to RS7.5**

Zone Change

A request to rezone from Single-Family Residential (RS10) to Single-Family Residential (RS7.5) zoning for property located at 308 Tanksley Avenue, approximately 440 feet east of Nolensville Pike (0.36 acres).

**Existing Zoning**

Single-Family Residential (RS10) requires a minimum of 10,000 square feet 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**

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 2 units.*

**CRITICAL PLANNING GOALS**

- Supports Infill Development

The rezoning to RS7.5 allows for the creation of an additional residential building lot in an existing urban neighborhood where infrastructure exists. 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.

**SOUTH NASHVILLE COMMUNITY PLAN**

**Current Policy**

T4 Urban Neighborhood Evolving (T4 NE) 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.

**Growth and Preservation Concept Map**

No change proposed.

Consistent with Policy?

Yes. The rezoning is consistent with the T4 Urban Neighborhood Evolving policy. The rezoning to RS7.5 will allow for the lot to be subdivided into 2 lots and provide for an additional infill housing unit in an existing urban neighborhood.

**ANALYSIS**

The requested rezoning to RS7.5 is consistent with the T4 Urban Neighborhood Evolving policy. The rezoning will allow for the lot to be subdivided and provide for an additional infill dwelling unit in an existing urban neighborhood. The existing lots on the street are mostly under 10,000 square feet. The RS7.5 zoning will be more in line with the existing lot sizes along the street. Under the current Subdivision Regulations, staff would support a subdivision of this lot into two lots under the proposed zoning.

**FIRE MARSHAL’S OFFICE RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**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)	0.36	4.35 D	1 U	10	1	2

Maximum Uses in Proposed Zoning District: **RS7.5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.36	5.80 D	2 U	20	2	3

Traffic changes between maximum: **RS10** and **RS7.5**

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

**STAFF RECOMMENDATION**

Staff recommends approval.

Approve. (9-0), Consent Agenda

**Resolution No. RS2015-126**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-019PR-001 is **Approved. (9-0)**"

**19. 2015Z-020PR-001**

Map 058, Parcel(s) 200 Map 069, Parcel(s) 001  
 Council District 01 (Lonnell Matthews, Jr.)  
 Staff Reviewer: Lisa Milligan

A request to rezone from RS15 and IR to IWD zoning for properties located at Ashland City Highway (unnumbered) and Cato Road (unnumbered), approximately 1,100 feet east of Jennie Brown Lane (28.4 acres), requested by Dale and Associates, applicant; Alton Ross, Jr., owner.

**Staff Recommendation: Disapprove.**

**APPLICANT REQUEST**

**Zone change from RS15 and IR to IWD.**

Zone Change

A request to rezone from Single-Family Residential (RS15) and Industrial Restrictive (IR) to Industrial Warehousing (IWD) zoning for properties located at Ashland City Highway (unnumbered) and Cato Road (unnumbered), approximately 1,100 feet east of Jennie Brown Lane (28.4 acres).

**Existing Zoning**

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. *RS15 would permit a maximum of 35 units.*

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

**Proposed Zoning**

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

**CRITICAL PLANNING GOALS**

N/A

**BOURDEAUX-WHITES CREEK COMMUNITY PLAN**

**Current Policy**

D Industrial (D IN) 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.

T2 Rural Neighborhood Maintenance (T2 NM) is intended to preserve the general character of rural neighborhoods as characterized by their development pattern, building form, land use, and associated public realm. T2 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 public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Conservation (CO) is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils.

**Growth and Preservation Concept Map**

No change proposed.

Consistent with Policy?

The rezoning of the front property from IR to IWD is consistent with the District Industrial policy. The rezoning of the back property from RS15 to IWD is not consistent with the T2 Rural Neighborhood Maintenance Policy. The T2 Rural Neighborhood Maintenance Policy is a residential only policy and does not support non-residential zoning, especially an intense zoning such as IWD.

**ANALYSIS**

The requested IWD is inconsistent with the T2 Rural Neighborhood Maintenance policy. The District Industrial policy is a reflection of the existing IR zoning, which was approved in 1996. There is a lack of utilities in this area to serve any new development. The front parcel has access to public water but it does not have access to public sewer. A public sewer main extension would have to be constructed through several parcels to serve this property, and potentially have to cross Briley Parkway. The rear parcel does not have access to public water. A public water main extension would have to be constructed to serve this property and it would have to cross through another property. The availability of public sewer to the rear lot has not yet been determined. Staff does not support the rezoning of rural property that is not served by adequate infrastructure and does not support the extension of utilities into this rural area. The extension of utilities would promote higher intensity development in an environmentally sensitive area and a rural area that is not appropriate for higher intensities.

**FIRE MARSHAL'S OFFICE RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

**Conditions if approved**

1. Traffic study may be required at time of development

Maximum Uses in Existing Zoning District: **RS15**

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)	14.2	2.90 D	41 U	458	39	49

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	14.2	0.6 F	371,131 SF	1322	112	119

Maximum Uses in Proposed 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)	28.4	0.8 F	989,683 SF	3524	297	317

Traffic changes between maximum: **RS15 , IR and IWD**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,744	+146	+149

**STAFF RECOMMENDATION**

Given the lack of utilities and the inconsistency of the rear property with the policy for the area, staff recommends disapproval.

Ms. Milligan presented the staff recommendation of disapproval.

Roy Dale, 516 Heather Place, spoke in favor of the application and noted that there has already been three community meetings and there will be more.

Adam Dread, 1709 19<sup>th</sup> Ave S, spoke in favor of the application.

Betty Wallace, Ashland City Hwy, spoke in opposition to the application and noted that the neighbors did not know about this.

Lionel Green spoke in opposition to the application and noted that the neighbors did not know about this.

Nicole Northern, 416 Spickard Ct, spoke in opposition to the application and noted that the neighbors knew nothing about this. They aren't opposed to industrial; they just don't want it in their back yard.

Olga Viquez, 2729 Cato Ridge Road, spoke in opposition to the application due to decreasing property values.

Troy Williams, 4479 Cato Road, spoke in opposition to the application.

(Name unclear), 4365 Cato Road, spoke in opposition to the application.

Sylvester (last name unclear), 104 Queens Lane, spoke in opposition to the application.

Joe Gillum, 4447 Cato Road, spoke in opposition to the application and noted that the best thing to do would be to build houses.

Vincent Bridgeforth, 305 Gwendolyn Ct, spoke in opposition to the application.

Bill Williams, 108 Queens Lane, spoke in opposition to the application.

Roy Dale asked for approval and stated that it makes sense to expand industrial in this area.

**Chairman McLean closed the Public Hearing.**

Ms. LeQuire noted that she leans toward favoring staff recommendation.

Mr. Dalton spoke in favor of staff recommendation and noted that there was no clear reason presented to change the zoning.

Mr. Clifton spoke in favor of staff recommendation and stated that it is contrary to policy and good planning.

**Ms. Farr moved and Mr. Dalton seconded the motion to disapprove. (6-0)**

**Resolution No. RS2015-127**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-020PR-001 is Disapproved. (6-0)"**

## 20. 2015Z-021PR-001

Map 070-08, Parcel(s) 173-175, 178-184  
Council District 02 (Frank R. Harrison)  
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to RM9 zoning for properties located at 701 Enloe Street and Enloe Street (unnumbered), at the southeast corner of W Trinity Lane and Free Silver Road (0.64 acres), requested by Forrest Henderson, applicant and owner.

**Staff Recommendation: Defer to the June 11, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015Z-021PR-001 to the June 11, 2015, Planning Commission meeting. (9-0)**

## 21. 2015Z-022PR-001

Map 161, Part of Parcel(s) 108  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Latisha Birkeland

A request to rezone from AR2a to CL zoning for a portion of property located at Nolensville Pike (unnumbered), approximately 950 feet south of Swiss Avenue (1 acre), requested by Lucy Ann Hardy, applicant and owner.

**Staff Recommendation: Approve.**

### APPLICANT REQUEST

**Zone change from AR2A to CL**

#### Zone Change

A request to rezone from Agricultural/Residential (AR2a) to Commercial Limited (CL) zoning for a portion of property located at Nolensville Pike (unnumbered), approximately 950 feet south of Swiss Avenue (1 acre).

#### **Existing Zoning**

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units.*

#### **Proposed Zoning**

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

#### **CRITICAL PLANNING GOALS**

N/A

#### **SOUTHEAST COMMUNITY PLAN**

##### **Current Policy**

T3 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.

Conservation (CO) is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils.

#### **Growth and Preservation Concept Map**

No change is proposed.

#### Consistent with Policy?

Yes. The proposed CL district allows uses that are consistent with the T3 Suburban Community Center land use policy.

#### **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: **AR2a**

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)	1.0	0.5 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.0	0.6 F	26,136 SF	1156	29	85

Traffic changes between maximum: **AR2a** and **CL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,146	+28	+83

**METRO SCHOOL BOARD REPORT**

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

**STAFF RECOMMENDATION**

The parcel located at Nolensville Pike (unnumbered), across the street from 5837 Nolensville Pike, is approximately 5 acres. The proposed zoning change from AR2a to CL will only affect one acre along the western portion of the lot, abutting Nolensville Pike. A zone change from AR2a to CL is consistent with the T3 Suburban Community Center land use policy and surrounding uses, therefore, staff recommends approval.

Approve. (9-0), Consent Agenda

**Resolution No. RS2015-128**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-022PR-001 is **Approved. (9-0)**”

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## K. PLANNING COMMISSION ACTIONS

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

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

#### **22. 2004UD-002-007**

##### **VILLAGES OF RIVERWOOD, PHASE 6**

Map 097, Parcel(s) 161, 163

Council District 14 (James Bruce Stanley)

Staff Reviewer: Latisha Birkeland

A request for revision to preliminary UDO and final site plan approval for Phase 6 only for a portion of the Villages of Riverwood Urban Design Overlay located at Hoggett Ford Road (unnumbered), Dodson Chapel Road (unnumbered), and Hoggett Ford Road (unnumbered), approximately 1,250 feet south of Hoggett Ford Road (36.03 acres), zoned RM9, to permit 91 dwelling units, zoned RM9, requested by Ragan-Smith Associates, Inc., applicant; Beazer Homes Corp., owner.

**Staff Recommendation: Approve with conditions.**

##### **APPLICANT REQUEST**

**Revise a portion of the Urban Design Overlay and for final site plan for Phase 6.**

##### Revise Preliminary Plan and Final Site Plan

A request for revision to preliminary UDO and final site plan approval for Phase 6 only for a portion of the Villages of Riverwood Urban Design Overlay located at Hoggett Ford Road (unnumbered), Dodson Chapel Road (unnumbered), and Hoggett Ford Road (unnumbered), approximately 1,250 feet south of Hoggett Ford Road (36.03 acres), zoned Multi-Family Residential (RM9), to permit 93 dwelling units.

##### **Existing Zoning**

Multi-Family Residential (RM9) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre.

##### **VILLAGES OF RIVERWOOD UDO**

In 2004, the preliminary Villages of Riverwood Urban Design Overlay (UDO) was approved by Metro Council. The plan included a total of 1,978 dwelling units and 65,000 square feet of mixed-use development, including the possibility of office and retail, and a future assisted-living facility.

The residential portion of the plan is comprised of single-family detached units, townhouse units, and stacked flats. The southernmost portion of the site, adjacent to the Stones River, is planned to include a 776-unit assisted living facility. Final site plan approvals have been granted for other phases of this UDO.

##### **APPLICATIONS**

###### October 2014

The Metro Planning Commission approved a revision to Phases 5, 6 and 7 and for final site plan for Phase 6 to the Villages of Riverwood Urban Design Overlay. The revision and final site plan proposed slight changes to layout and an overall reduction in the amount of proposed dwelling units. Additionally, the revision and final site plan for Phase 6 included conditions regarding the greenway along the Stones River, to the southwest of Phase 6.

###### April 2015

The proposed plan for the Villages of Riverwood Urban Design Overlay District is a request for a revision and final site plan for Phase 6 only. Phase 6 is located along the southwestern edge of the UDO boundary. Access to this area is provided by Whitebirch Drive that connects to Hoggett Ford Road, along the north side of the other phases.

The revised plans show a shift of two lots within the development from Phase 2 to Phase 6. Two unrecorded lots had been reflected incorrectly within Phase 2 and included in the overall lot count for the entire development. These two lots have been removed from Phase 2 and are now depicted as lots 558 and 559 within Phase 6. Because these lots were already accounted for in the overall lot count for the development, the total number of dwelling units is unchanged with this request.

The following table illustrates the proposed changes for the unit counts within the Villages of Riverwood - Phases 2 and 6.

		Phase 2	Phase 6	Total Housing Type
2014	Single Family	94	67	161
	Townhome		24	24
	<b>2014 Total</b>	<b>94</b>	<b>91</b>	<b>185</b>
2015	Single Family – General	92	69	161
	Townhome		24	24
	<b>2015 Total</b>	<b>92</b>	<b>93</b>	<b>185</b>
	<b>Total Change</b>	<b>-2</b>	<b>+2</b>	<b>- 0 -</b>

The previous plan in October required easements for the greenway trail to be dedicated prior to recordation of the final plat for Phase 6. With this revision and final site plan for Phase 6, easements for the greenway trail shall be dedicated and the developer will build a greenway trail prior to the recordation of the final plat for Phase 5 or 7, whichever comes first. The greenway trail will still provide connections into Phase 6. On the final site plan for Phases 5 and 7, all proposed greenway easements and open spaces will be identified to provide interconnectivity between the phases.

These changes are minor and allow the same access points within the UDO to remain the same, providing interconnectivity between the phases.

**FIRE MARSHAL RECOMMENDATION**

**Approved with Conditions**

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

**PARKS RECOMMENDATION**

**Approved with Conditions**

- A greenway/conservation easement acceptable to Metro Parks shall be recorded prior to the recordation of the final plat for Phase 5 or 7, whichever comes first. The greenway/conservation easement shall include all of the floodway and floodway buffer area and include the greenway trail.

**STORMWATER RECOMMENDATION**

**Approved**

**WATER RECOMMENDATION**

**Approved**

- Approved for Phase 6 only. This approval does not apply to any private water and sewer utilities, as plans for these must be submitted through a separate review process with Metro Water Permits.

**PUBLIC WORKS RECOMMENDATION**

**Approved with Conditions**

- Complete roadway repairs on Riverwood Village Blvd prior to recording final plats in Phase 6.

**TRAFFIC & PARKING**

**No exception taken**

**STAFF RECOMMENDATION**

**Staff recommends approval with conditions. The proposed modification is consistent with the intent of the UDO.**

**CONDITIONS**

1. Prior to the recordation of the final plat for Phase 5 or 7, whichever comes first, the application shall provide confirmation that the “Dedicated Conservation Greenway Public Access Trail Easement Area, “ associated with Phase 6, has been recorded.
2. A “Dedicated Conservation Greenway Public Access Trail Easement Area” easement shall include all of the floodway and floodway buffer area, including the greenway trail.
3. Provide access easements for all greenway connection points to public rights-of-way.
4. If the greenway associated with Phase 6 is not constructed prior to the approval of a final plat for phase 5 or 7, whichever comes first, the greenway in phase 6 shall be bonded with phase 5 or 7, whichever comes first.
5. Prior to the construction of the greenway, construction plans for the greenway shall be reviewed and approved by Metro Parks.
6. 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.

7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
8. 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.
9. The UDO 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.
10. Prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance, the applicant shall provide the Planning Department with a corrected copy of the preliminary UDO plan. If a corrected copy of the preliminary UDO plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary UDO plan shall be presented to the Metro Council as an amendment to this UDO ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

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

### **Resolution No. RS2015-129**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that 2004UD-002-007 is **Approved with conditions. (9-0)"**  
**CONDITIONS**

1. Prior to the recordation of the final plat for Phase 5 or 7, whichever comes first, the application shall provide confirmation that the "Dedicated Conversation Greenway Public Access Trail Easement Area, " associated with Phase 6, has been recorded.
2. A "Dedicated Conservation Greenway Public Access Trail Easement Area" easement shall include all of the floodway and floodway buffer area, including the greenway trail.
3. Provide access easements for all greenway connection points to public rights-of-way.
4. If the greenway associated with Phase 6 is not constructed prior to the approval of a final plat for phase 5 or 7, whichever comes first, the greenway in phase 6 shall be bonded with phase 5 or 7, whichever comes first.
5. Prior to the construction of the greenway, construction plans for the greenway shall be reviewed and approved by Metro Parks.
6. 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.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
8. 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.
9. The UDO 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.
10. Prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance, the applicant shall provide the Planning Department with a corrected copy of the preliminary UDO plan. If a corrected copy of the preliminary UDO plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary UDO plan shall be presented to the Metro Council as an amendment to this UDO ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

## **Planned Unit Developments**

### **23. 91P-006-002**

#### **THOMPSON STATION (METRO SCHOOLS)**

Map 147-11, Parcel(s) 140  
Council District 27 (Davette Blalock)  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of a commercial PUD and for final site plan approval for property located at 4529 Nolensville Pike, approximately 475 feet north of Cotton Lane (15.09 acres), zoned CL, to convert an existing building to Community Education and add greenspace, requested by Metro Nashville Public Schools, applicant, JC Sun Investment, Inc., owner.

**Staff Recommendation: Approve with conditions.**

## **APPLICANT REQUEST**

### **Revise PUD to permit a Metro School.**

#### Revise PUD & Final Site Plan

A request to revise the preliminary plan for a portion of a commercial PUD and for final site plan approval for property located at 4529 Nolensville Pike, approximately 475 feet north of Cotton Lane (15.09 acres), zoned Commercial Limited (CL), to convert an existing building to Community Education and add green space.

#### **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**

## **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 cancelation of three properties within the overlay, located to the north along Bass Avenue. The PUD is approved for 201,540 square feet of various uses. The PUD is currently developed and includes approximately 171,621 square feet of floor space consisting of various commercial uses. A revision to the PUD was recently approved for another property in the PUD and included an addition that would increase the floor area to approximately 191,194 square feet (when constructed).

#### Site Plan

The plan calls for the retail building, formerly Lowes, to be converted to a Metro School. The request does not propose any expansion of the building footprint. The primary changes include the redesign of the existing parking lot. As proposed the parking area will be redesigned to include student drop-off/pick-up, parking and green space.

## **ANALYSIS**

Staff finds that the proposed revision is consistent with the Council approved PUD plan. The proposal does not call for a use that is not permitted today, increase the floor area over what is permitted or make changes to the layout that 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**

**Approve with Conditions**

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

**PUBLIC WORKS RECOMMENDATION**

**No Exceptions Taken**

**TRAFFIC & PARKING RECOMMENDATION**

**Approve with Conditions**

- Arrival and dismissal plan and signage, striping and signal plans shall be required with construction documents.

**STORMWATER RECOMMENDATION**

**Approve with conditions**

Pending final grading plans approval.

**WATER SERVICES**

**Approve**

**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. 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.

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

**Resolution No. RS2015-130**

“BE IT RESOLVED by The Metropolitan Planning Commission that 91P-006-002 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. 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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**L. OTHER BUSINESS**

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24. Employee contract renewal for Cindy Wood

Approve (9-0), Consent Agenda

**Resolution No. RS2015-131**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Employee contract renewal for Cindy Wood is **Approved. (9-0)**”

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25. Capital Improvements Budget for 2015-2016 to 2020-2021

Approve (8-0-1), Consent Agenda

**Resolution No. RS2015-132**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Capital Improvements Budget for 2015-2016 to 2020-2021 is **Approved. (8-0-1)**”

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26. Historic Zoning Commission Report

27. Board of Parks and Recreation Report

28. Executive Committee Report

29. Accept the Director's Report and Approve Administrative Items

Approve (9-0), Consent Agenda

**Resolution No. RS2015-133**

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

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30. Legislative Update

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## **M. MPC CALENDAR OF UPCOMING MATTERS**

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### **April 23, 2015**

#### MPC Meeting

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

### **April 27, 2015**

#### MPC Workshop on NashvilleNext Draft Plan (#3/5)

11:00 am – 2:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center (Lunch will be provided)

Topic - Education & Youth; Health, Livability & the Built Environment; Housing; and Natural Resources & Hazard Adaptation Elements

### **May 4, 2015**

#### MPC Workshop on NashvilleNext Draft Plan (#4/5)

11:00 am – 2:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center (Lunch will be provided)

Topic - Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills-Midtown Community Plan Updates

### **May 14, 2015**

#### MPC Meeting

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

### **May 18, 2015**

#### MPC Workshop on NashvilleNext Draft Plan (#5/5)

11:00 am – 2:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center (Lunch will be provided)

Topic - Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; and South Nashville Community Plan Updates

### **May 28, 2015**

#### MPC Meeting

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

### **June 10, 2015**

#### Planning Commission Public Hearing for NashvilleNext Plan (called meeting)

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

### **June 11, 2015**

#### MPC Meeting

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

### **June 15, 2015**

#### Planning Commission follow-up Public Hearing (if necessary) for NashvilleNext Plan (called meeting)

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



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## N. ADJOURNMENT

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The meeting adjourned at 7:39 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: April 23, 2015  
To: Metropolitan Nashville-Davidson County Planning Commissioners  
From: Richard C. Bernhardt, FAICP, CNU-A   
Re: Executive Director's Report

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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; LeQuire; Clifton
  - b. Leaving Early: Haynes (5:45pm); Gee (6pm); Farr (7pm); Dalton (7pm)
  - c. No Response as of distribution time: Adkins; Hunt
  - d. Absent: Blackshear
2. Legal Representation – Jon Michael will be attending

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

1. **#3/5 April 27, 2015 - 11:00 am – 2:00 pm**; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center. (Lunch will be provided)  
**Topic** – Education & Youth; Health, Livability & the Built Environment; Housing; and Natural Resources & Hazard Adaptation Elements
2. **#4/5 May 4, 2015 - 11:00 am – 2:00 pm**; 800 Second Ave. South, Metro Office Building, 2<sup>nd</sup> Floor, Nashville Room. (Lunch will be provided)  
**Topic** – Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills-Midtown Community Plan Updates
3. **#5/5 May 18, 2015 - 11:00 am – 2:00 pm**; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center. (Lunch will be provided)  
**Topic** – Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; and South Nashville Community Plan Updates

**C. April 23, 2015 MPC meeting NashvilleNext MPC Topic - Transition Implications (Wood)**

1. May 14, 2015 - Map App Demo (Higgs) and Missing Middle Housing (Saliki)

**D. Communications**

1. Webpage visits to the draft NashvilleNext plan are now over 17,000

2. The April 18 Community discussion on the draft NashvilleNext plan was recorded for playback on Metro 3. If you are interested in getting a copy, please let me or Craig know.

## **E. Community Planning**

1. The UT design studio students' work on application of missing middle housing continues with the final studio review held on Monday, April 20.
  - 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. Continue to recruit to fill an open Planner I position.

## **G. GIS**

1. Prepared for launch for Cityworks in June, 2015.

## **H. Executive Director Presentations**

1. The Future of Zoning, APA National Conference, Seattle WA
2. Urban Design and the Revolutionized Planning Department, APA National Conference, Seattle WA
3. Embracing New Urbanism, Plan to Reality, APA National Conference, Seattle WA

## **I. NashvilleNext**

### **1. NashvilleNext Overall Schedule**

- a. April 27 MPC NashvilleNext Workshop #3/5
- b. April 27 NashvilleNext Draft Plan Open House (Bellevue & Madison)
- c. April 30 Public Review of initial draft closes. NOTE: Public review will continue but the comments will be included for the static draft.
- d. May 4 MPC NashvilleNext Workshop #4/5
- e. May 11 Static draft of NashvilleNext Plan posted in advance of MPC public hearing
- f. May 18 MPC NashvilleNext Workshop #5/5
- g. June 10 Planning Commission Public Hearing for NashvilleNext Plan
- h. June 15 Planning Commission consideration of NashvilleNext Plan

**2. Resource Teams:**

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

**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 meeting)
- 4. All have 1.5 hours AICP and Planning Commissioner training credit

**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

Date	Topic (Live Program and Online Recording )
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 4/26/2015**.

APPROVALS	# of Applications	Total # of Applications 2015
Specific Plans	5	8
PUDs	0	0
UDOs	1	3
Subdivisions	7	23
Mandatory Referrals	5	45
<b>Total</b>	<b>18</b>	<b>79</b>

**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)
1/30/2015	4/7/2015	RECOM APPR	2005UD-006-011	31ST AVE AND LONG UDO FINAL (3121 BELWOOD ST)	A request for final site plan approval for property located at 3121 Belwood Street, approximately 600 feet of west of Mason Avenue and within the 31st and Long Urban Design Overlay, to permit two attached residential units, requested by Revive Development, owner.	21 (Edith Taylor Langster)

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

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

**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)
12/10/2014	4/6/2015	RECOM APPR	2012SP-005-004	VOCE, PH 2B (FINAL)	A request for final site plan approval for a portion of property located within the Voce Specific Plan district at 5570 Granny White Pike, approximately 300 feet north of Oman Drive, to permit 17 single-family dwelling units, requested by Civil Site Design Group, PLLC, applicant; Granny White Cabin Realty, LLC, owner.	34 (Carter Todd)
1/15/2015	4/9/2015	RECOM APPR	2013SP-022-002	KIRTLAND COTTAGES (FINAL)	A request for final site plan approval for property located at 4201 Kirtland Road, at the southwest corner of Kirtland Road and Overhill Drive (0.45 acres), to permit up to four detached residential dwelling units, requested by Dewey Estes Engineering, applicant; Land Development.com, Inc., owner.	25 (Sean McGuire)
1/15/2015	4/14/2015	RECOM APPR	2012SP-014-003	OCEOLA PLACE	A request for final site plan approval for properties located at 200 and 202 Oceola Avenue, at the northeast corner of Oceola Avenue and Burgess Avenue, (0.55 acres), to permit up to 13 dwelling units, requested by Civil Site Design Group, PLLC, applicant; Catalyst Nashville, LLC, owner.	20 (Buddy Baker)
12/11/2014	4/15/2015	RECOM APPR	2014SP-020-002	FOUNTAINS GERMANTOWN (FINAL)	A request for final site plan approval for properties located at 302 Taylor Street, 1408 and 1410 4th Avenue North and 1401 and 1403 3rd Avenue North, south of Van Buren Street (2.41 Acres), to permit up to 249 multifamily dwelling units in two buildings with a parking garage and amenities, requested by Civil Site Design Group, PLLC, applicant; R.D. Herbert & Sons, Co., owner.	19 (Erica S. Gilmore)
11/24/2014	4/15/2015	RECOM APPR	2014SP-034-002	942 RIVERSIDE (FINAL)	A request for final site plan approval for property located at 942 Riverside Drive, approximately 170 feet south of Rosebank Avenue, zoned SP (0.59 acres), to permit eleven attached residential dwelling units, requested by Dale & Associates, applicant; Venita Teague, owner.	06 (Peter Westerholm)

### MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
3/25/2015	4/6/2015	RECOM APPR	2015M-023ES-001	SMITH SPRINGS ROAD EASEMENT	A request to approve an easement from the U.S. Army Corps of Engineers to extend an existing 24-inch corrugated metal culvert and headwall, approximately 10-feet along the north side of Smith Spring Branch Road and install a new 18-inch reinforced concrete pipe and headwall with approximately 8.5-feet on Corps Tract No. 1031. These easements are to be maintained by Metro. Resolution No. 2002-1052, requested by Metro Public Works, applicant.	33 (Robert Duvall)
3/26/2015	4/7/2015	RECOM APPR	2015M-011EN-001	LIV EAST AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of awnings and balcony overhangs encroaching the public right-of-way for property located at 1034 W Eastland Avenue, requested by Civil Site Design Group, applicant; Sophia's Heart Foundation, Inc., owner.	05 (Scott Davis)
3/31/2015	4/8/2015	RECOM APPR	2015M-010AB-001	WOODFOLK AVENUE, ALLEY #1089 AND AN UNNUMBERED ALLEY R.O.W. ABANDONMENT	A request to abandon a portion of Woodfolk Avenue, a portion of Alley #1089, and a portion of an Unnumbered Alley right-of-way (easements and utilities to be retained) on various properties located approximately 680 feet west of Brick Church Pike, requested by Hawkins Development Co., applicant; Tennessee Processing Center, LLC., owner.	02 (Frank R. Harrison)
3/31/2015	4/8/2015	RECOM APPR	2015M-024ES-001	FORMER ALLEY #12 ABANDONMENT OF EASEMENT RIGHTS	A request to abandon easement rights in the former Alley #12 (previously retained in Council Bill 092-318) on properties located at 200, 206, 216, 222 2nd Avenue South and 209, and 217 1st Avenue South, requested by Metro Water Services, applicant; C.B. Ragland Company and L.L. Turner, Jr. and C.T. Thornton, Co-Trs, owners.	19 (Erica S. Gilmore)
1/16/2015	4/14/2015	RECOM APPR	2015M-003AB-001	UNNUMBERED ALLEY ABANDONMENT	A request to abandon Unnumbered Alley from Alley #701 southeastward to its terminus (easements and utilities to be abandoned and relocated), requested by Dewey-Estes Engineering, applicant; JJB Properties, LLC., Owasso Development, LLC., and Michael Sullivan Builders GP, property owners.	21 (Edith Taylor Langster)

### 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)
8/14/2014	4/9/2015	APADMIN	2014S-187-001	LOHAVEN	A request for final plat approval to create 25 lots and open space and dedicate right-of-way within the Lochaven Specific Plan District on property located at 6015 Cloverland Drive and on a portion of property located at 6021 Cloverland Drive, approximately 540 feet west of Grand Oak Way, zoned SP (7.263 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; Beazer Homes Corp., owner.	04 (Brady Banks)
4/1/2015	4/13/2015	APADMIN	2015S-054A-001	HILLMONT, LOT 11 (FRONT SETBACK AMENDMENT)	A request to amend the recorded plat for property located at 1701 Hillmont, at the northwest corner of Hillmont Drive and Glen Echo Road, zoned R10 (0.4 acres), to modify the recorded front setback along Glen Echo Road from 40 feet to 30 feet, requested by Bill Morton, applicant for Rochford Realty and Construction Company, Inc.	25 (Sean McGuire)
6/6/2014	4/14/2015	APADMIN	2014S-134-001	NASHVILLE BALLPARK DEVELOPMENT	A request for final plat approval to consolidate six parcels into four lots within the Phillips-Jackson Street Redevelopment District on properties located at 839 and 963 3rd Avenue North, 816 and 916 4th Avenue North, 815 5th Avenue North and 4th Avenue North (unnumbered), between Harrison Street and Jackson Street (16.3 acres), zoned DTC, requested by Barge Cauthen & Associates, applicant; Metro Government, State of Tennessee and MFP Real Estate, LLC, owners.	19 (Erica Gilmore)
1/29/2015	4/15/2015	APADMIN	2015S-031-001	TRINITY HEIGHTS, RESUB LOT 22	A request for final plat approval to create two lots on properties located at 317 Edwin Street, approximately 400 feet east of Meridian Street, zoned RS5 (0.381 acres), requested by Dale & Associates, applicant; D222, LLC, owner.	05 (Scott Davis)
1/15/2015	4/16/2015	APADMIN	2015S-026-001	TUNE SUBDIVISION	A request for final plat approval to create one lot on part of property located at Battle Road (Unnumbered), approximately 1,600 feet south of Battle Road, zoned AR2a (2.01 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; Paul H. Tune, owner.	31 (Fabian Bedne); 33 (Robert Duvall)
12/29/2014	4/17/2015	APADMIN	2015S-020A-001	ROEHRIG ESTATES, LOTS 4, 5, 6 & 7 SETBACK AMENDMENT	A request to amend the recorded front setback from 60 feet to 50 feet for properties located at 14, 18, 22 and 26 Roehrig Court, north of Jones Circle, (0.20 acres), zoned R15, requested by Jesse Walker, applicant; William Bryan Roehrig, III, owner.	11 (Larry Hagar)



### 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
4/7/2015	Approved New	2012B-024-003	BURCH HOMESTEAD TRACT, CONSOLIDATION LOTS 1, 2, 3 & 28, REVISION 1
4/7/2015	Approved Extension/Reduction	2007B-085-007	RIVENDELL WOODS, PHASE 3
4/8/2015	Approved Extension	2009B-019-006	CARRINGTON PLACE, PHASE 2
4/9/2015	Approved Extension	2007B-024-007	MATLOCK, PHASE 1
4/15/2015	Collected	2006B-073-011	HIDDEN SPRINGS, PHASE 2

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## Schedule

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- A. **Thursday, April 23, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Monday, April 27, 2015** – [MPC NashvilleNext Workshop #3/5](#); 11am–2pm; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center  
**Topic** – Education & Youth; Health, Livability & the Built Environment; Housing; and Natural Resources & Hazard Adaptation Elements
- C. **Monday, May 4, 2015** – [MPC NashvilleNext Workshop #4/5](#); 11am–2pm; 800 Second Ave. South, Metro Office Building, 2<sup>nd</sup> Floor, Nashville Room.  
**Topic** – Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills-Midtown Community Plan Updates
- D. **Thursday, May 14, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Monday, May 18, 2015** – [MPC NashvilleNext Workshop #5/5](#); 11am–2pm; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center  
**Topic** – Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; and South Nashville Community Plan Updates
- F. **Thursday, May 28, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Wednesday, June 10, 2015** – [Special Called MPC Meeting to consider NashvilleNext Plan](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, June 11, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Monday, June 15, 2015 (if necessary)** – [Special Called MPC Meeting to consider NashvilleNext Plan](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Thursday, June 25, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Thursday, July 23, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, August 13, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Thursday, August 27, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. **Thursday, September 10, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. **Thursday, September 24, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- P. **Thursday, October 8, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Q. **Thursday, October 22, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- R. **Thursday, November 12, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- S. **Thursday, December 10, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

- T. **Thursday, January 14, 2016 - [MPC Meeting](#)**; 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center