



METROPOLITAN PLANNING COMMISSION MINUTES

Thursday, May 14, 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
Hunter Gee
Stewart Clifton
Derrick Dalton
Jessica Farr
Andree LeQuire
Councilman Walter Hunt

Staff Present:

Rick Bernhardt, Executive Director
Doug Sloan, Deputy Director
Jennifer Higgs, GIS Manager
Kelly Adams, Administrative Services Officer III
Craig Owensby, Public Information Officer
Bob Leeman, Planning Manager II
Carrie Logan, Planner III
Brett Thomas, Planner III
Jason Swaggart, Planner II
Melissa Sajid, Planner II
Latisha Birkeland, Planner II
Lisa Milligan, Planner II
Alex Deus, Planner I
Singeh Saliki, Planner I
Jon Michael, Legal

Commissioners Absent: Greg Adkins, Lillian Blackshear, Jeff Haynes

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

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 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 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

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 and our summary regarding how Planning Commission public hearings are conducted at 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

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

A. CALL TO ORDER

The meeting was called to order at 4:01 p.m.

B. ADOPTION OF AGENDA

Mr. Clifton moved and Councilman Hunt seconded the motion to adopt the agenda. (6-0)

C. APPROVAL OF APRIL 23, 2015 MINUTES

Mr. Gee moved and Ms. LeQuire seconded the motion to defer the minutes to the May 28, 2015 Planning Commission meeting. (6-0)

D. RECOGNITION OF COUNCILMEMBERS

Councilman Bedne spoke in favor of Items 5, 7, and 27.

Ms. Farr arrived at 4:06 p.m.

E. NASHVILLENEXT UPDATE

Ms. Saliki presented the NashvilleNext Update.

F. ITEMS FOR DEFERRAL / WITHDRAWAL

1a. 2015CP-003-001

BORDEAUX-WHITES CREEK PLAN AMENDMENT

1b. 2015SP-012-001

NASHVILLE READY MIX VASHTI STREET OPERATION

2. 2015SP-016-001

1922 BROADWAY

3. 2015SP-032-001

MENDING HEARTS

4. 128-78G-001

HERMITAGE BUSINESS CENTER PUD (AMENDMENT)

11. 2015SP-046-001

THE ARTISAN

18. 2015Z-026PR-001

Ms. Farr moved and Mr. Gee seconded the motion to approve the Deferred and Withdrawn Items. (7-0)

G. CONSENT AGENDA

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

- 5. 2015Z-008TX-001**
- 7. 2007SP-156-001**
NATIONAL COLLEGE (AMENDMENT)
- 8. 2010SP-011-002**
POTTER SP (AMENDMENT)
- 9. 2015SP-044-001**
1610 4TH AVENUE
- 10. 2015SP-045-001**
1114 & 1116 2ND AVE
- 12. 2015SP-049-001**
1225 STAINBACK AVENUE
- 13. 2015SP-050-001**
109 DOUGLAS AVENUE
- 15. 2013Z-023PR-001**
- 16. 2015Z-024PR-001**
- 17. 2015Z-025PR-001**
- 19. 2015Z-027PR-001**
- 20. 2015Z-028PR-001**
- 21. 2015Z-029PR-001**
- 23. 2015Z-031PR-001**
- 24. 2015Z-032PR-001**
- 25. 2015P-001-001**
CAYCE PLACE APARTMENTS
- 26. 28-79P-001**
HICKORY HIGHLANDS
- 27. 95P-025-001**
MILLWOOD COMMONS
- 28. 142-66P-001**
PGP INC

- 29. 5-73P-002**
MUSIC VALLEY (RESIDENCE INN & HILTON GARDEN INN)
- 30. 247-84P-001**
SOUTH PLAZA SHOPPING CENTER
- 31. 2015S-038-001**
RESUB. LOT 1, ALEXANDER'S PETWAY AVE.
- 32. Employee contract renewal for Bob Leeman, Leslie Meehan, and Doug Sloan and an employee contract extension for Rick Bernhardt**
- 33. Certification of Bonus Height Compliance for 1100 Charlotte Avenue**
- 34. Memorandum of Agreement between the City of Johnson City (on behalf of the Johnson City Metropolitan Transportation Planning Organization) and the Nashville-Davidson County Metropolitan Planning Commission (on behalf of the Nashville Area MPO) for sharing TIP software upgrades.**
- 37. Executive Committee Report**
- a. Approve a revised special meeting schedule for consideration of the NashvilleNext General Plan as follows.
- Monday, June 15, 2015 – Special Called MPC Meeting for a Public Hearing on the NashvilleNext Plan; 3:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- Monday, June 22 2015 – Special Called MPC Meeting to consider NashvilleNext Plan; 1:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- 38. Accept the Director's Report and Approve Administrative Items**

Mr. Clifton moved and Mr. Gee seconded the motion to approve the Consent Agenda. (6-0-1)

Mr. Gee recused himself from Items 12 and 13.

H. PREVIOUSLY DEFERRED ITEMS

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

Community Plan Amendments

1a. 2015CP-003-001

BORDEAUX-WHITES CREEK PLAN AMENDMENT

Map 071-14, Parcel(s) 380, 387
Council District 02 (Frank R. Harrison)
Staff Reviewer: Stephanie McCullough

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

Staff Recommendation: Withdraw.

The Metropolitan Planning Commission withdrew 2015CP-003-001. (7-0)

1b. 2015SP-012-001

NASHVILLE READY MIX VASHTI STREET OPERATION

Map 071-14, Parcel(s) 380, 387
Council District 02 (Frank R. Harrison)
Staff Reviewer: Carrie Logan

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

Staff Recommendation: Withdraw.

The Metropolitan Planning Commission withdrew 2015SP-012-001. (7-0)

Specific Plans

2. 2015SP-016-001

1922 BROADWAY

Map 092-16, Parcel(s) 139, 141, 143
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

A request to rezone from MUI-A to SP-MU zoning for properties located at 1912, 1918 and 1922 Broadway, at the corner of Broadway and 20th Avenue South, (0.94 acres), to permit a mixed-use development, requested by Land Development.com, applicant; 1918 Broadway, LLC, Land Development.com, Inc., and Broadway at Lyle Property Inc., owners.

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

The Metropolitan Planning Commission deferred 2015SP-016-001 to the May 28, 2015, Planning Commission meeting. (7-0)

3. 2015SP-032-001

MENDING HEARTS

Map 091-08, Parcel(s) 278.02, 278.03, 278.04, 278.05, 278

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Melissa Sajid

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

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred indefinitely 2015SP-032-001. (7-0)

Planned Unit Developments

4. 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 28, 2015, Planning Commission meeting.

The Metropolitan Planning Commission deferred 128-78G-001 to the May 28, 2015, Planning Commission meeting. (7-0)

I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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

No Cases on this Agenda

J. RECOMMENDATIONS TO METRO COUNCIL

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

Zoning Text Amendments

5. 2015Z-008TX-001

BL2015-1098\Evans, Bedne

COMMUNITY EDUCATION

Staff Reviewer: Lisa Milligan

A request to amend Chapters 17.08 and 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to "Community Education" siting and to allow Community Education as a permitted use in the CN, SCN, IWD, IR, and IG zoning districts.

Staff Recommendation: Approve with an amendment.

APPLICANT REQUEST

Revise the Metro Zoning Code related to Community Education facilities.

Text Amendment

A request to amend Chapters 17.08 and 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to “Community Education” siting and to allow Community Education as a permitted use in the Commercial Neighborhood (CN), Shopping Center Neighborhood (SCN), Industrial Warehousing/Distribution (IWD), Industrial Restrictive (IR), and Industrial General (IG) zoning districts and to revise the conditions upon which Community Education is allowed in certain zoning districts.

CURRENT TEXT

Community Education uses are currently allowed in most zoning districts, either as a use Permitted with Conditions or as a Permitted Use. Community Education is currently allowed as a use Permitted with Conditions in the following zoning districts: AG, AR2a, all RS districts, all R districts, and all RM districts. Community Educations is currently allowed as a Permitted Use in the following districts: all Mixed Use districts, OL, OG, OR20 through OR40-A, ORI, ORI-A, CL, CS, CA, CF, DTC, SCC, and SCR.

For the districts in which Community Education is a use Permitted with Conditions, the conditions are outlined in Chapter 17.16.40. Specifications are given on campus size, setback, landscape buffer yards, street standards, and reduced lot size.

Currently, the conditions in regards to Community Education are as follows:

- 1. Campus Size. Minimum campus size shall be based on the total enrollment capacity of the following school types:

School Type	Minimum Campus Size*
Elementary (K—8)	5 acres + 1 acre/100 students
Middle (5—9)	10 acres + 1 acre/100 students
High (7—12)	15 acres + 1 acre/100 students

- * Public park space which abuts the school site may be calculated to meet the minimum campus size, provided the metropolitan board of parks and recreation approves the site for shared use.
- 2. Setback. Where elementary and middle school structures and outdoor activity grounds abut a residential zone district or district permitting residential use, there shall be a minimum setback of fifty feet. Where high school structures and outdoor activity grounds abut a residential zone district or district permitting residential use, there shall be a minimum setback of one hundred feet. Notwithstanding any other provision of the Metropolitan Code of Laws, no new community education facility, as defined in Metropolitan Code of Law Section 17.04.060(B), shall henceforth be constructed within two thousand feet of the property line of any landfill or other waste disposal facility.
- 3. Landscape Buffer Yard. Screening in the form of landscape buffer yard Standard B shall be applied along common property lines.
- 4. Street Standard. At a minimum, educational facilities shall have driveway access on streets that function at the minimum street standards below:
 - a. Elementary: Any street; on minor local streets, driveway access shall be permitted only if the minor local street intersects an arterial or collector street within the same block;
 - b. Middle: Collector street;
 - c. High: Arterial street; or the intersection of two collector streets.
- 5. Reduced Lot Size. The board of zoning appeals may permit school facilities on smaller lot sizes than set forth above provided extracurricular activities are not offered by the school. Indoor/outdoor interscholastic and intramural competitive sports and outdoor physical education facilities are prohibited. Playgrounds and nature study grounds shall be permitted. The reduced lot size shall not be less than the following enrollment capacities.

Enrollment Capacity	Minimum Lot Size
1 to 75	2 acres
75 or more	3 acres + 1 acre/100 students

- a. Landscape Buffer Yard. Screening in the form of landscape buffer yard Standard A shall be applied along common property lines.
- b. Street Standard. Reduced lot size educational facilities may have driveway access on any street, except on a minor local street driveway access shall be permitted only if the institution is located on a corner lot.
- 6. Community education facilities having a valid use and occupancy permit on the effective date of the ordinance codified in this code, and which cannot satisfy the locational or design standards of this section, may petition the board of zoning appeals as a special exception use under the provisions of Article III of this chapter.

PROPOSED TEXT

The proposed text amendment adds Community Education as a Permitted Use in CN, SCN, IWD, IR and IG zoning districts.

The proposed text amendment also amends the conditions outlined in Chapter 17.16.40 for Community Education in regards to reduced lot size and adds conditions in regards to school site dedications and adaptive reuse.

The proposed text is as follows:

5. Reduced Lot Size. The board of zoning appeals may permit new school facilities on smaller lot sizes than set forth above as a special exception subject to demonstrating compliance with Section 17.16.150 and provided indoor/outdoor interscholastic and intramural competitive sports and outdoor physical education facilities are not provided on the principal school site, and provided that the total lot size is not less than three acres. Playgrounds and nature study grounds shall be permitted. Prior to granting a special exception for a reduction in lot size for school facilities, the board of zoning appeals shall obtain a recommendation from the metropolitan planning department as to whether a school on the proposed site is consistent with the applicable land use policy for the area. Further, the applicant shall provide evidence that the proposed location is consistent with applicable state standards regarding school locations.
6. Community education facilities having a valid use and occupancy permit on the effective date of the ordinance codified in this section, or subsequent amendments thereto, and which cannot satisfy the locational or design standards of this section, may petition the board of zoning appeals as a special exception use under the provisions of Article III of this chapter.
7. Required school site dedications. All required school site dedications shall follow the zoning requirements in effect at the time the dedication requirement was approved by the metropolitan council through the adoption of an amendment to the official zoning map, or the current requirements of Section 17.16.040, whichever is the least restrictive.
8. Adaptive reuse. Community education facilities shall be permitted to operate within an existing structure, regardless of lot size, subject to the following conditions:
 - a. A valid use and occupancy permit was issued for the structure for use as a community education facility or a religious institution at any point within the previous five year period.
 - b. The property upon which the structure is located has not been subdivided since the cessation of the previous use as a community education facility or religious institution in such a manner so as to reduce the lot size below the minimum lot size for community education facilities provided in this section.

ANALYSIS

Allowing for flexibility in the siting of Community Education facilities is a positive goal that can be advantageous to the community as a whole. However, care must be taken to ensure that Community Education facilities are located in areas most appropriate for the children that will attend. The IR and IG zoning districts allow for a variety of medium and heavy manufacturing uses. These uses may impact surrounding properties with regard to noise, sound, odor, and/or pollution. Locating schools in areas that allow for intense industrial uses is not recommended due to health and safety concerns and should be avoided.

Because of the limited nature of the uses in IWD, staff is not as concerned about the location of Community Education facilities within this zoning district. Staff finds that allowance as a permitted use within CN and SCN is appropriate.

The conditions apply only to agriculturally and residentially zoned properties. Staff finds that reducing the lot size is appropriate. However, the current text of the Zoning Ordinance includes requirements in regards to required landscape buffer and streets standard for sites with a reduced lot size. The proposed text amendment removes these requirements. Staff finds that these requirements are appropriate in agricultural and residentially zoned areas and should remain.

The remaining conditions in regards to school site dedications and adaptive reuse are appropriate.

STAFF RECOMMENDATION

Staff recommends approval of the bill with the following amendments:

Remove IR and IG from the districts where Community Education would be allowed as a Permitted Use.

Add the following standards for sites with reduced lot sizes:

- a. Landscape Buffer Yard. Screening in the form of landscape buffer yard Standard A shall be applied along common property lines.
- b. Street Standard. Reduced lot size educational facilities may have driveway access on any street, except on a minor local street driveway access shall be permitted only if the institution is located on a corner lot.

ORDINANCE NO. BL2015-1098

An ordinance amending Chapters 17.08 and 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to "Community Education" siting and to allow Community Education as a permitted use in the CN, SCN, IWD, IR, and IG zoning districts (Proposal No. 2015Z-008TX-001).

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

Section 1. Section 17.08.030 of the Metropolitan Zoning Code, District Land Use Table, is hereby amended by adding "Community education" as a permitted (P) use in the CN, SCN, IWD, IR, and IG zoning districts.

Section 2. Section 17.16.040 of the Metropolitan Zoning Code is hereby amended by deleting subsection A.5. in its entirety and substituting with the following new subsection A.5.:

5. Reduced Lot Size. The board of zoning appeals may permit new school facilities on smaller lot sizes than set forth above as a special exception subject to demonstrating compliance with Section 17.16.150 and provided indoor/outdoor interscholastic and intramural competitive sports and outdoor physical education facilities are not provided on the principal school site, and provided that the total lot size is not less than three acres. Playgrounds and nature study grounds shall be permitted. Prior to granting a special exception for a reduction in lot size for school facilities, the board of zoning appeals shall obtain a recommendation from the metropolitan planning department as to whether a school on the proposed site is consistent with the applicable land use policy for the area. Further, the applicant shall provide evidence that the proposed location is consistent with applicable state standards regarding school locations.

Section 3. Section 17.16.040 of the Metropolitan Zoning Code is hereby amended by deleting subsection A.6. in its entirety and substituting with the following new subsection A.6.:

6. Community education facilities having a valid use and occupancy permit on the effective date of the ordinance codified in this section, or subsequent amendments thereto, and which cannot satisfy the locational or design standards of this section, may petition the board of zoning appeals as a special exception use under the provisions of Article III of this chapter.

Section 4. Section 17.16.040 of the Metropolitan Zoning Code is hereby amended by adding the following new subsection A.7.:

7. Required school site dedications. All required school site dedications shall follow the zoning requirements in effect at the time the dedication requirement was approved by the metropolitan council through the adoption of an amendment to the official zoning map, or the current requirements of Section 17.16.040, whichever is the least restrictive.

Section 5. Section 17.16.040 of the Metropolitan Zoning Code is hereby amended by adding the following new subsection A.8.:

8. Adaptive reuse. Community education facilities shall be permitted to operate within an existing structure, regardless of lot size, subject to the following conditions:
 - a. A valid use and occupancy permit was issued for the structure for use as a community education facility or a religious institution at any point within the previous five year period.
 - b. The property upon which the structure is located has not been subdivided since the cessation of the previous use as a community education facility or religious institution in such a manner so as to reduce the lot size below the minimum lot size for community education facilities provided in this section.

Section 6. Be it further enacted, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Councilmember Fabian Bedne; Councilmember Emily Evans

Approve with an amendment. (7-0), Consent Agenda

Resolution No. RS2015-134

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-008TX-001 is Approved with an amendment. (7-0)"

Specific Plans

6. 2005SP-168-001

THE MANNING AT BELLE MEADE (AMENDMENT # 3)

Map 116-03, Parcel(s) 111, 138

Council District 24 (Jason Holleman)

Staff Reviewer: Jason Swaggart

A request to amend a portion of the Manning at Belle Meade Specific Plan District on properties located at 110 and 120 B Woodmont Boulevard, approximately 538 feet east of Harding Pike (2.33 acres), zoned Specific Plan (SP), to permit up to 36 multi-family units, where 34 multi-family units were previously permitted and reduce the maximum height from ten stories to seven stories, requested by Barge Cauthen, applicant; Richard Rhea, owner.

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

APPLICANT REQUEST

Amend SP to permit 36 multi-family residential units.

Amend SP

A request to amend a portion the Manning at Belle Meade Specific Plan District on properties located at 110 and 120 B Woodmont Boulevard, approximately 538 feet east of Harding Pike (2.33 acres), zoned Specific Plan (SP), to permit up to 36 multi-family units, where 34 multi-family units were previously permitted and reduce the maximum height from ten stories to seven stories.

Existing Zoning

Specific Plan (SP) 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 is approved for 34 multi-family units and seven single-family lots.

CRITICAL PLANNING GOALS

N/A

GREENHILLS - MIDTOWN COMMUNITY PLAN

Existing 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.

Growth and Conservation Concept Map

No change is proposed.

Consistent with Policy?

Yes. The proposed amendment to the SP is consistent with the T4 NE policy. The plan provides additional density and a different housing option for an area where density and a variety of housing options are appropriate.

PLAN DETAILS

This amendment is only for a portion of the existing SP. The approximately 2.3 acre portion to be amended is located along Woodmont Boulevard and is approved for 34 multi-family units and one single-family home. The remaining area in the SP is located along Kenner Avenue and is approved for six single-family homes.

The SP was originally approved in 2006 for 34 multi-family units along Woodmont Boulevard and three single-family lots along Kenner Avenue. The plan was amended twice in 2007. The first amendment introduced one lot along Woodmont Boulevard into the SP. The second amendment added four single-family lots along Kenner Avenue. The currently approved plan for the multi-family portion includes a ten story building and a three story building.

Site Plan

The plan calls for two multi-story buildings with a total of 36 multi-family units. The first building is located on the northern side of the site and is seven stories in height and includes 24 units. The second building is located on the southern side of the site and is four stories and includes 12 units. The plan also calls for a small one story club house and pool which is located between the buildings. Elevations are provided with the plan and are provided in the report.

Access into the site is from a central driveway. There are also two other drives, which are for exit only. The two exit drives are gated. With the exception of six surface parking spaces provided for visitors, the remaining parking is provided below grade.

The number of parking spaces proposed is consistent with current zoning requirements. The plan calls for an eight foot wide sidewalk and six foot wide planting strip.

ANALYSIS

Overall the proposed amendment is not a significant departure from the currently approved plan in regards to layout. The plan is consistent with the T4 NE policy and it is also consistent with the Major and Collector Street Plan.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

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.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

Prior to FINAL SP, Continue Northbound bike lane along Woodmont Blvd frontage. Sign eastern and western drives as exit only. Reduce d/w width to discourage entering traffic. Identify adequate truck turning movements for move in trucks. Identify a minimum distance of 25ft from back of sidewalk to gate. Include parking table on plans; required per code and proposed spaces.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.33	-	34 U	330	21	37

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.33	-	36 U	342	22	38

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 2 U	+12	+1	+1

WATER SERVICES RECOMMENDATION

Approve with conditions

Approved as a Preliminary SP only. Public water construction plans must be submitted and approved before the Final SP can be approved.

METRO SCHOOL BOARD REPORT

Projected student generation existing SP district: **1** Elementary **0** Middle **1** High

Projected student generation proposed SP district: **2** Elementary **0** Middle **1** High

The proposed amendment would generate one more student than what is typically generated under the existing SP zoning district. Students would attend Julia Green Elementary School, J.T. Moore Middle School, and Hillsboro High School. Julia Green Elementary School has been identified as over capacity, and there is no capacity for additional elementary students in the cluster. This information is based upon data from the school board last updated October 2014.

Fiscal Liability

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

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within this portion of the SP shall be limited to 36 multi-family residential units.
2. Conditions 7-10 and 17-30 of Council Bill No. 2005-908 shall apply. The conditions of Council Bill No. 2007-1518 pertaining to the single-family homes on Kenner Avenue (2. a-h) shall apply.
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 RM20 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.

Mr. Swaggart presented the staff recommendation of approval with conditions and disapproval without all conditions.

John Gore, Barge Cauthen, spoke in favor of the application and noted that they are only requesting a few modifications.

George Brantly, 4104 Ashley Park Dr, spoke in opposition to the application due to traffic concerns.

John Gore stated that a traffic impact study has been completed; Public Works asked that the turn lane be extended the length of the property as this will help people turn into the development.

Chairman McLean closed the Public Hearing.

Councilmember Hunt moved and Mr. Gee seconded the motion to approve with conditions and disapprove without all conditions. (7-0)

Resolution No. RS2015-135

"BE IT RESOLVED by The Metropolitan Planning Commission that 2005SP-168-001 is **Approved with conditions and disapproved without all conditions. (7-0)"**

CONDITIONS

1. **Uses within this portion of the SP shall be limited to 36 multi-family residential units.**
2. **Conditions 7-10 and 17-30 of Council Bill No. 2005-908 shall apply. The conditions of Council Bill No. 2007-1518 pertaining to the single-family homes on Kenner Avenue (2. a-h) shall apply.**
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 RM20 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.**
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.**

7. 2007SP-156-001

NATIONAL COLLEGE (AMENDMENT)

Map 162, Parcel(s) 105

Council District 31 (Fabian Bedne)

Staff Reviewer: Brett Thomas

A request to amend the National College Specific Plan District for property located at 1638 Bell Road, at the southeast corner of Old Hickory Boulevard and Bell Road (6.64 acres), to permit a digital sign, requested by National College, applicant; Corolla Management Corporation, owner.

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

APPLICANT REQUEST

Amend the SP to permit a freestanding digital sign.

Amend SP

A request to amend the National College Specific Plan District for property located at 1638 Bell Road, at the southeast corner of Old Hickory Boulevard and Bell Road (6.64 acres) to permit a freestanding digital sign.

Existing 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

SOUTHEAST COMMUNITY PLAN

Current Policy

Office Concentration (OC) policy is intended for existing and future large concentrations of office development. It is expected that certain types of commercial uses that cater to office workers, such as restaurants, will also locate in these areas.

Residential uses of at least nine to twenty dwelling units per acre (RMH density) are also an appropriate secondary use.

Growth and Preservation Concept Map

No changes are proposed.

Consistent with Policy?

The location of the sign is along a major arterial with four travel lanes and one turn lane. The surrounding uses are commercial service, as well as a church. The nearest residence is located further than 850 feet from the proposed sign. Given the location along a major arterial and the lack of residential uses, the proposed sign would not be inconsistent with policy.

Proposed Sign Plan

The SP amendment consists of a conceptual drawing and specific requirements for which any sign must meet. Following are limitations proposed for the digital sign:

1. The sign shall be limited to no more than 6'-6" in height and 17'-0" in length with a total maximum sign area of 48 square feet per side. The digital component of the sign is limited to 24 square feet per side.
2. All portions of the message must have a minimum duration of eight seconds and must be a static display. There shall be no appearance of a visual dissolve or fading, in which any part of one message, image, or display appears simultaneously with any part of a second message, image, or display. Further, there shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, movement, or flow of the message, image, or display.
3. The intensity and contrast of light levels shall remain constant throughout the sign face. The electronic components of the sign shall shut off between the hours of 10:00 pm and 6:00 am, and shall use automatic day/night dimming software to reduce the illumination intensity of the sign from dusk until 10:00 pm.
4. The maximum brightness levels shall not exceed 0.2 (two tenths) foot-candles over ambient light levels measured within 150 feet of the source. Certification must be provided to Metro by the sign company prior to the issuance of the sign permit.

FIRE MARSHAL'S OFFICE

N/A

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

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.
- Any signage must not obstruct sight distance.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

- Approved as a Preliminary SP only, on the following conditions. The proposed sign shall not interfere with the operation and maintenance of any public water and/or sewer infrastructure.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as it is consistent with the Office Concentration District policy.

CONDITIONS

1. The use shall be limited to a freestanding sign as specified in the SP.
2. The sign shall be limited to no more than 6'-6" in height and 17'-0" in length with a total maximum sign area of 48 square feet per side. The digital component of the sign is limited to 24 square feet per side.
3. All portions of the message must have a minimum duration of eight seconds and must be a static display. There shall be no appearance of a visual dissolve or fading, in which any part of one message, image, or display appears simultaneously with any part of a second message, image, or display. Further, there shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, movement, or flow of the message, image, or display.
4. The intensity and contrast of light levels shall remain constant throughout the sign face. The electronic components of the sign shall shut off between the hours of 10:00 pm and 6:00 am, and shall use automatic day/night dimming software to reduce the illumination intensity of the sign from dusk until 10:00 pm.
5. The maximum brightness levels shall not exceed 0.2 (two tenths) foot-candles over ambient light levels measured within 150 feet of the source. Certification must be provided to Metro by the sign company prior to the issuance of the sign permit.
6. This Specific Plan is subject to all conditions of Ordinance No. BL2007-26 unless otherwise amended by this plan.

Approve with conditions and disapprove without all conditions. (7-0), Consent Agenda

Resolution No. RS2015-136

"BE IT RESOLVED by The Metropolitan Planning Commission that 2007SP-156-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

8. 2010SP-011-002

POTTER SP (AMENDMENT)

Map 127, Parcel(s) 086

Council District 22 (Sheri Weiner)

Staff Reviewer: Lisa Milligan

A request to amend the Potter Specific Plan District to revise the building locations of the approved plan on property located at 7734 Highway 70 South, at the northwest corner of Highway 70 S and Harpeth Valley Road, zoned SP (3.41 acres), requested by Batson & Associates, applicant; Loren Black, owner.

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

APPLICANT REQUEST

Amend SP to relocate buildings.

Amend SP

A request to amend the Potter Specific Plan District to revise the building locations of the approved plan on property located at 7734 Highway 70 South, at the northwest corner of Highway 70 S and Harpeth Valley Road, zoned Specific Plan-Commercial (SP-C) (3.41 acres).

Existing Zoning

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

CRITICAL PLANNING GOALS

N/A

BELLEVUE COMMUNITY PLAN

Existing Policy

T2 Rural Neighborhood Maintenance (T2 NM) policy 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) policy is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils.

Growth and Preservation Concept Map

No changes proposed.

History

The existing plan was heard by the Planning Commission on June 24, 2010. At that time, the request was to cancel an existing Commercial Planned Unit Development and approve the SP. Planning Staff recommended that both items either be deferred or disapproved. The item was heard on the agenda shortly after the 2010 Flood. The subject property was severely impacted by the storm event. Staff recommended the deferral to allow additional time for evaluation of impact of development in the Floodplain Overlay district. Staff also found that the proposed SP was inconsistent with the policy in place at the time (OT-Office Transitional). The Planning Commission recommended disapproval of both the PUD cancellation and the SP. The Metro Council subsequently approved the cancellation of the PUD and approval of the SP zoning with certain conditions in regards to signage and that the development shall be in compliance with all rules and regulations pertaining to development of floodplain property.

Consistent with Policy?

No. The existing approved SP is not consistent with the T2 Rural Neighborhood Maintenance policy or the Conservation policy. The majority of the property is located within the floodplain.

The proposed amendment to the SP decreases the building area and proposes 2 smaller buildings as opposed to 1 large and 1 small building as approved on the current plan, resulting in less impact than the current plan.

PLAN DETAILS

The site is located at the intersection of US Highway 70 S and Harpeth Valley Road, north of US Highway 70 S and west of Harpeth Valley Road. The site is approximately 3.41 acres in size. A majority of the site is located within the floodplain. The property is currently vacant.

The currently approved plan includes a variety of commercial and office uses. The plan proposes 34,800 square feet of buildings with 1 large building toward the rear of the property and a smaller building on the corner, addressing both US Highway 70 S and Harpeth Valley Road. The plan limits building heights to 1 story and proposes landscape buffers along the northern property boundary and the western property boundary. Sidewalks are provided along US Highway 70 S and Harpeth Valley Road. The Planning Commission recommended disapproval of the SP, but the SP was approved by the Metro Council.

The amended SP decreases the building area to 10,027 square feet, which is significantly less than the currently approved plan. Uses are limited to restaurant and financial institution. Less of the property is proposed to be disturbed as well, which is more sensitive to the Conservation policy.

Access is proposed from both Harpeth Valley Road and US Highway 70 S. The majority of the parking is located to the rear of the buildings. No parking is proposed in front of the buildings on the US Highway 70 S frontage. A total of 114 parking spaces are proposed, 80 for the restaurant and 34 for the financial institution.

An undisturbed area is proposed at the rear of the property and a Type C buffer is proposed along the western property boundary. US Highway 70 S is a Scenic Arterial and a Type A buffer will be installed along the frontage along the highway. Elevations for both the restaurant and the financial institution have been provided.

The financial institution is proposed to be brick while the restaurant is proposed to be vertical wood board. A condition of approval of the Council Bill for the original plan was that the corner building be oriented toward both streets and include pedestrian access from the building to the sidewalks. The main entrance of the building is along the eastern side, facing Harpeth Valley Road. Windows have been added to the Highway 70 S facing façade. A sidewalk connection has been added from the front corner of the bank to the sidewalk along Harpeth Valley Road.

ANALYSIS

The amended plan is not consistent with the land use policy. However, the amended plan is less impactful on the property and disturbs less of the site than the currently approved plan. Uses are limited significantly from what could be built under the current plan and the buildings are located further away from the existing residentially zoned land to the west and north of the subject site. The placement of the corner building and the elevations meet the intent of the condition placed on approval of the current plan to orient the building to the corner.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

HARPETH VALLEY UTILITY DISTRICT RECOMMENDATION

HVUD provided an availability letter and both water and sewer are available.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Comply with the MPW Traffic Engineer conditions of approval
- Indicate on the plans the location of the existing driveway on the south side of Highway 70S and align if feasible.
- Indicate the removal of the existing guardrail and subsequent edge protection.
- All construction within the ROW will require a permit from TDOT. TDOT permit must be obtained and copy remitted to MPW prior to any work within the ROW.
- Indicate the installation of an ADA compliant ramp at the intersection of Highway 70 S and Harpeth Valley Rd.

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Prior to any final SP approvals, a comprehensive traffic study will be required to assist in determining the number and location of access points along with any off-site conditions that may be required. The proposed access drive onto Hwy70 will be reviewed for its appropriateness with the submittal of the first final SP.
- Provide adequate intersection and stopping sight distance at all project access drives per AASHTO standards.

No traffic table was prepared for this case. This SP would result in a reduction of the number of trips generated.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to Restaurant, Full-Service and Financial Institution.
2. No vegetation shall be removed from the area labeled as undisturbed area, unless prior approval is received from the Planning Commission.
3. Permitted signs shall include building signs and freestanding signs that are externally lit or may be internally illuminated or back-lit with a diffused or shielded light source. Building mounted signs shall be a maximum of 5% of the first floor façade area or 50 square feet, whichever is smaller and shall be limited to 2 signs per building. Up to two ground signs, including 1 per frontage, at a maximum of 28 square feet in size and six feet in height, shall be permitted for the development.
4. Prohibited signs shall include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the CL zoning district as of the date of the applicable request or application.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions 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 SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
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.

Approve with conditions and disapprove without conditions. (7-0), Consent Agenda

Resolution No. RS2015-137

"BE IT RESOLVED by The Metropolitan Planning Commission that 2010SP-011-002 is **Approved with conditions and disapproved without conditions. (7-0)**"

CONDITIONS

1. Permitted land uses shall be limited to Restaurant, Full-Service and Financial Institution.
2. No vegetation shall be removed from the area labeled as undisturbed area, unless prior approval is received from the Planning Commission.
3. Permitted signs shall include building signs and freestanding signs that are externally lit or may be internally illuminated or back-lit with a diffused or shielded light source. Building mounted signs shall be a maximum of 5% of the first floor façade area or 50 square feet, whichever is smaller and shall be limited to 2 signs per building. Up to two ground signs, including 1 per frontage, at a maximum of 28 square feet in size and six feet in height, shall be permitted for the development.
4. Prohibited signs shall include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the CL zoning district as of the date of the applicable request or application.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions 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 SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
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.

9. 2015SP-044-001

1610 4TH AVENUE

Map 082-05, Parcel(s) 104

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Latisha Birkeland

A request to rezone from CS to SP-R zoning for property located at 1610 4th Avenue North, approximately 290 feet south of Garfield Street (0.20 acres), to permit up to four residential units, requested by Dale & Associates, applicant; Fourth Avenue Townhomes GP, owner.

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

APPLICANT REQUEST

Zone change to permit 4 attached residential units.

Preliminary SP

A request to rezone from Commercial Service (CS) to Specific Plan-Residential (SP-R) zoning for property located at 1610 4th Avenue North, approximately 290 feet south of Garfield Street (0.20 acres), to permit up to four attached residential units.

Existing Zoning

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 attached residential buildings.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices
- Supports infill development

The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. Housing options are important to serve a wide range of people with different housing needs. An existing 8 foot sidewalk along 4th Avenue North will remain in place and continue to provide pedestrians safe access to other locations. Bus service is present along 3rd Avenue North, one block away from this SP. Increased density through infill development makes bus service and similar transit services more feasible because it generates more riders.

NORTH NASHVILLE COMMUNITY PLAN

Current Policy

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

Growth and Conservation Concept Map

No change proposed.

Consistent with Policy?

Yes. The policy supports residential uses, including multifamily residential. The plan provides an urban form by placing the buildings along 4th Avenue North and providing vehicle access from the alley to the units. The proposed multifamily residential units provide that mixture of housing types in a strategic location within North Nashville.

PLAN DETAILS

This site is located at 1610 4th Avenue North, between Garfield and Hume Streets, in north Nashville. The site is currently vacant commercial land within the Salemtown Worthy of Conservation District. This lot is vacant.

The proposed SP includes four attached multifamily dwelling units. Two units will front 4th Avenue North; two attached units will front the alley along the rear side of the property. The alley will be widened and right-of-way will be dedicated in accordance with Public Works standards to provide vehicular access to the units. Six parking stalls will be installed along the rear of the property, off the alley. The six proposed parking stalls meet the parking requirements of the Metro Zoning Code.

The proposed SP will maintain the existing eight foot sidewalk along 4th Avenue North, in front of the new units. The proposed SP will provide a new five foot sidewalk, within the SP, to connect the units to the existing sidewalk along 4th Avenue North and to the parking area to the rear of the site. Landscaping will be placed within the SP.

Architectural standards have not been included on the plan. However, the standard façade requirements have been included on the plan. The proposed residential units shall have a maximum height limitation of 35 feet measured to roofline.

ANALYSIS

The SP is consistent with the T4 Neighborhood Evolving policy and meets several critical planning goals. The four multifamily residential units will provide a well-designed development along 4th Avenue North and within North Nashville.

HISTORIC ZONING COMMISSION STAFF RECOMMENDATION

N/A

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Conditions if approved

- Add bearings reference

WATER SERVICES RECOMMENDATION

Approved

• Approved as a Preliminary SP only, on the following conditions:

- 1) Shared private sanitary sewer service lines will not be allowed between these units. Individual sewer services lines must be installed for each unit. The required capacity fees must be paid before the Final SP is approved.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Dedicate ROW to the back of the proposed sidewalks and in the alley prior to building permit signoff by MPW.
- Site plan indicates alley is constructed outside the ROW, confirm prior to Final SP. Depending on the location revisions may be required to accommodate the 24 feet clear dimension behind the 90 degree stalls.

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)	0.20	0.6 F	5,227 SF	262	12	35

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.20	-	4 U	27	3	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-235	-9	-32

METRO SCHOOL BOARD REPORT

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

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

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

STAFF RECOMMENDATION

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

CONDITIONS

1. Uses within this SP shall be limited to a maximum of 4 multifamily residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. The final site plan shall include architectural elevations.
4. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street and courtyard facing facades shall be provided with the final site plan. The following standards shall be met:

- a. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
- b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except dormers.
- c. EIFS and vinyl siding shall be prohibited.
- d. Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 36 inches from the abutting average ground elevation.
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. (7-0), Consent Agenda

Resolution No. RS2015-138

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-044-001 is **Approved with conditions and disapproved without all conditions. (7-0)**”

CONDITIONS

1. Uses within this SP shall be limited to a maximum of 4 multifamily residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. The final site plan shall include architectural elevations.
4. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street and courtyard facing facades shall be provided with the final site plan. The following standards shall be met:
 - a. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except dormers.
 - c. EIFS and vinyl siding shall be prohibited.
 - d. Finished ground floors and porches shall be elevated a minimum of 18 inches to a maximum of 36 inches from the abutting average ground elevation.
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.

10. 2015SP-045-001

1114 & 1116 2ND AVE

Map 105-03, Parcel(s) 115-116
 Council District 17 (Sandra Moore)
 Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for properties located at 1114 and 1116 2nd Avenue South, approximately 205 feet north of Chestnut Street (0.29 acres), to permit up to four residential units, requested by Dale & Associates, applicant; Wade Properties, LLC and Shiloh Missionary Baptist Church, owners.

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

APPLICANT REQUEST

Preliminary SP to permit up to 4 residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for properties located at 1114 and 1116 2nd Avenue South, approximately 205 feet north of Chestnut Street (0.29 acres), to permit up to 4 residential units.

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes one residential building 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 improved along 2nd Avenue South to create a more walkable neighborhood and more pleasing pedestrian environment.

SOUTH NASHVILLE COMMUNITY PLAN

Existing Land Use Policy

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

Growth and Preservation Concept Map

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

Consistent with Policy?

Yes. The proposed SP zoning is consistent with the proposed 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 development is providing a range of housing types in the area and intensifying an underutilized urban lot.

PLAN DETAILS

The site is located at 1114 and 1116 2nd Avenue South, east of 2nd Avenue South and north of Chestnut Street. The current use of the property is 1 single-family detached unit and a surface parking lot.

Site Plan

The plan proposes up to 4 residential dwelling units. The units are proposed to be single-family detached units. There are 2 units fronting on 2nd Avenue South and 2 units behind the front units, fronting on an interior courtyard. The units along 2nd Avenue South have a similar setback to the existing units along 2nd Avenue South.

The plan provides for vehicular access from an existing alley. Parking is provided at the rear of the lot adjacent to the alley with 6 surface parking spaces. Sidewalks are being improved along 2nd Avenue South and an internal network of sidewalks is being provided to allow for pedestrian circulation between the units, parking area, and 2nd Avenue South.

Architectural standards have been provided including specifications for raised foundations, window orientation, porches, materials, etc. The height is proposed to be 3 stories in 35', measured to the roofline.

ANALYSIS

The plan is consistent with the Growth and Preservation Concept map 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

HISTORIC COMMISSION STAFF RECOMMENDATION

No exception taken. The property is not National Register or National Register Eligible.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

- All private sanitary sewer service lines must be a minimum of 6-inches in diameter. No 4-inch lines are allowed.
- Shared private sanitary sewer service lines will not be allowed between these units. Individual sewer services lines must be installed for each unit. The required capacity fees must be paid before the Final SP is 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.
- Dedicate ROW to the back of the proposed sidewalks and in the alley prior to building permit signoff by MPW.
- The sidewalk transitions are to be as smooth and straight as possible to meet ADA guidelines.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

1. See road comments. At a minimum provide parking per Metro Code.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.29	7.26 D	4 U*	39	3	5

*Based on two two-family lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	0.29	-	4 U	39	3	5

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

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

METRO SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning district will generate no additional students that what could be generated under the existing RS10 zoning. Students would attend Whitsitt Elementary School, Cameron Middle School and Glencliff High School. Whitsitt Elementary and Glencliff have been identified as over capacity. There is capacity within an adjacent cluster for high school students, but there is no capacity within the cluster for additional elementary students. 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 Growth and Preservation Concept Map and meets several critical planning goals.

CONDITIONS

1. Permitted land uses shall be limited to up to 4 multi-family residential units.
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 RM15-A zoning district as of the date of the application request or application.
3. 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.
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. (7-0), Consent Agenda

Resolution No. RS2015-139

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-045-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

CONDITIONS

1. **Permitted land uses shall be limited to up to 4 multi-family residential units.**
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 RM15-A zoning district as of the date of the application request or application.**
3. **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.**
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.**

11. 2015SP-046-001

THE ARTISAN

Map 105-07, Parcel(s) 365-367
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-R zoning for property located at 122, 124 and 126 Rains Avenue, 250 feet south of Merritt Avenue, (0.75 acres), to permit up to nine residential dwelling units, requested by Dale & Associates, applicant; Clarence Summery and CLS Investment Properties, Inc, owners.

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred indefinitely 2015SP-046-001. (7-0)

12. 2015SP-049-001

1225 STAINBACK AVENUE
Map 071-15, Parcel(s) 445
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

A request to rezone from SP to SP-R zoning for property located at 1225 Stainback Avenue, at the southeast corner of Douglas Avenue and Stainback Avenue, (0.14 acres), to permit up to four attached residential units, requested by Smith Gee Studio, LLC, applicant; Strategic Options International, LLC, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 4 attached residential units.

Preliminary SP

A request to rezone from Specific Plan-Residential (SP-R) to Specific Plan-Residential (SP-R) zoning for property located at 1225 Stainback Avenue, at the southeast corner of Douglas Avenue and Stainback Avenue, (0.14 acres), to permit up to four attached residential units.

Existing 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.

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
- 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. In addition, the site is served by an existing transit route that runs along Douglas Avenue which will be supported by the additional density proposed by the SP.

EAST NASHVILLE COMMUNITY PLAN

Existing 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.

Cleveland Park, McFerrin Park, and 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 Preservation Concept Map

T4 NE policy is proposed to remain, but the special policy is not proposed to be carried forward with the Growth and Preservation Concept Map.

Consistent with Policy?

Yes, the proposed SP is consistent with the existing structure plan policy and the detailed policy of the DNDP which both encourage a mixture of housing types. The existing SP limits the uses to single-family residential and permits detached accessory dwelling units with conditions.

PLAN DETAILS

The site is located at the southwest corner of the intersection of Douglas Avenue and Stainback Avenue. Surrounding zoning includes SP, RS5 and CN, and the area is characterized by a mixture of one and two family residential as well as commercial uses. Access to the property is from the existing improved alley that abuts the site to the east.

Site Plan

The plan proposes four attached residential units with all units fronting Douglas Avenue. Unit 1 includes a side façade oriented toward Stainback Avenue and incorporates a side 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 breaks in the façade plane. The maximum height for all units is 3 stories in 40' to the roofline. The plan incorporates a Type A-3 landscape buffer yard between the site and the existing single-family residential to the south that includes an opaque fence. A masonry knee wall has been provided to screen the parking area from Douglas Avenue.

Parking for the units is provided in garages and surface parking and includes guest parking. The SP proposes to dedicate right-of-way along Douglas Avenue and the alley and to install a 6 foot wide sidewalk and 6 foot wide planting strip along the Stainback Avenue frontage and the majority of the Douglas Avenue frontage. The plan provides a 6 foot wide sidewalk and 4 foot wide planting strip along Douglas Avenue near the alley where the street is identified as constrained in the Major and Collector Street Plan.

ANALYSIS

The proposed SP is consistent with both the Urban Neighborhood Evolving policy and the Mixed Housing special policy and supports two critical planning goals. 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

Approved

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

- See roads comments

WATER SERVICES RECOMMENDATION

Approve with conditions

- Shared private sanitary sewer service lines will not be allowed between these units. Individual sewer services lines must be installed for each unit.
- Public sewer construction plans must be approved before the Final SP can be approved.
- The required capacity fees must be paid before the Final SP is 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.
- All ROW dedications are to be recorded prior to the building permit approval.
- The concept of the proposed plan appears to work but minor revisions to the layout may be requested, specifically as it relates to the parking bay and its accessibility.

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)	0.14	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
Multi-Family Residential (230)	0.14	-	4 U	32	3	4

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
-	-	-	+ 3 U	+22	+2	+2

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-R 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 not generate any more students than what is typically generated under the existing SP-R zoning district. Students would attend Shwab Elementary School, Jere Baxter Middle School, and Maplewood High School. Shwab 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 4 attached residential units.
2. The masonry wall shown on the plan shall be made of materials similar to those used for the units, at a height of 30-36”
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 RM40-A 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 architectural elevations 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. (7-0), Consent Agenda

Resolution No. RS2015-140

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-049-001 is **Approved with conditions and disapproved without all conditions. (6-0-1)**”

CONDITIONS

1. **Uses within the SP shall be limited to 4 attached residential units.**
2. **The masonry wall shown on the plan shall be made of materials similar to those used for the units, at a height of 30-36”**
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 RM40-A 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 architectural elevations 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.**

13. 2015SP-050-001

109 DOUGLAS AVENUE

Map 071-15, Parcel(s) 104

Council District 05 (Scott Davis)

Staff Reviewer: Melissa Sajid

A request to rezone from RS5 to SP-R zoning for property located at 109 Douglas Avenue, approximately 250 feet east of Dickerson Pike, (0.18 acres), to permit up to three attached residential units, requested by Smith Gee Studio, LLC, applicant; Strategic Options International, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 3 attached residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Residential (SP-R) zoning for property located at 109 Douglas Avenue, approximately 250 feet east of Dickerson Pike, (0.18 acres), to permit up to three attached residential units.

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 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 a Variety of Transportation Choices
- 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. In addition, the site is served by an existing transit route that runs along Dickerson Pike which will be supported by the additional density proposed by the SP.

EAST NASHVILLE COMMUNITY PLAN

Existing Policy

Urban Community Center (T4 CC) policy is intended to preserve, enhance, and create urban community centers encouraging their development and redevelopment as intense mixed use areas 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 Community Centers are pedestrian friendly areas, generally located at intersections of prominent urban streets. T4 Urban Community Centers serve urban communities within a 5 minute drive or a 5 to 10 minute walk.

Cleveland Park, McFerrin Park, and Greenwood Detailed Neighborhood Design Plan (DNBP)

Mixed Use (MxU) is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Growth and Preservation Concept Map

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.

The special policy is not proposed to be carried forward with the Growth and Preservation Concept Map.

Consistent with Policy?

The proposed SP moves the area closer to the goals of the Urban Community Center policy. While the SP does not incorporate a mixture of uses, the plan proposes more residential development than is what is permitted in the existing RS5 zoning district, which would only permit single-family residential. The SP is consistent with the Urban Neighborhood Evolving policy proposed on the Growth and Preservation Concept Map, which is a strictly residential policy that encourages a mixture of housing types.

PLAN DETAILS

The site is located on the north side of Douglas Avenue, one block east of Dickerson Pike. Surrounding zoning includes SP, RS5 and CS, and the area is characterized by a mixture of one and two family residential as well as commercial uses. Access to the property is from the existing improved alley that abuts the site to the west.

Site Plan

The plan proposes three attached residential units with all units fronting Douglas Avenue. 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 breaks in the façade plane. The maximum height for all units is 3 stories in 40' to the roofline. The plan incorporates a Type A-3 landscape buffer yard between the site and the existing single-family residential to the east and a Type A-1 buffer between the site and the single-family residential to the north.

Vehicular access to the site is limited to the alley, and the driveway incorporates pervious pavers. Parking for the units is provided in garages and include several guest parking spaces at the rear of the site. The SP proposes to dedicate right-of-way along Douglas Avenue and the alley and to upgrade sidewalks only the Douglas Avenue frontage to meet the Major and Collector Street Plan.

ANALYSIS

The proposed SP is consistent with the proposed Urban Neighborhood Evolving policy and moves closer to the existing Urban Community Center policy. In addition, the SP supports two critical planning goals. 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

Approved

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

- See roads comments

WATER SERVICES RECOMMENDATION

Approve with conditions

- Shared private sanitary sewer service lines will not be allowed between these units. Individual sewer services lines must be installed for each unit.
- Public sewer construction plans must be approved before the Final SP can be approved.
- The required capacity fees must be paid before the Final SP is 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.
- All ROW dedications are to be recorded prior to the building permit approval.

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
Multi-Family Residential (230)	0.18	-	3 U	25	3	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
-	-	-	+ 2 U	+15	+2	+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 not generate any more students than what is typically generated under the existing RS5 zoning district. Students would attend Shwab Elementary School, Jere Baxter Middle School, and Maplewood High School. Shwab 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 3 attached residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. The final site plan shall include architectural elevations showing raised foundations of 18-36” for residential buildings.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approve with conditions and disapprove without all conditions. (6-0-1), Consent Agenda

Resolution No. RS2015-141

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-050-001 is **Approved with conditions and disapproved without all conditions. (6-0-1)**”

CONDITIONS

1. **Uses within the SP shall be limited to 3 attached residential units.**
2. **If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.**
3. **The final site plan shall include architectural elevations showing raised foundations of 18-36” for residential buildings.**
4. **A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.**
5. **Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.**
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.**

14. 2015SP-052-001

BELMONT AT BLAIR

Map 104-16, Parcel(s) 403-406
Council District 18 (Burkley Allen)
Staff Reviewer: Brett Thomas

A request to rezone from R8 to SP-R zoning for property located at 2117 and 2121 Belmont Blvd and 1701 A and 1701 C Blair Blvd, approximately 100 feet north of Ashwood Avenue, (0.9 acres), within the Belmont-Hillsboro Neighborhood Conservation overlay, to permit up to 15 attached residential units, requested by Dean Design Group, applicant; Aspen Construction Holdings, owner.

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

APPLICANT REQUEST

Preliminary SP to permit a multi-family residential development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) for properties located at 2117 and 2121 Belmont Boulevard, and 1701 A and 1701C Blair Boulevard (0.9 acres), to permit up to 15 attached 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 4 lots. The existing 4 lots would permit 8 units since they are duplex eligible.*

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

Growth and Preservation Concept Map

No changes are proposed.

Consistent with Policy?

Yes. This area is characterized by a variety of housing types and zoning, including RM20 to the west and northwest of the property. The surrounding character includes single-family residences with multi-family buildings interspersed. Multi-family buildings are located immediately across both Belmont and Blair Boulevards, with additional multi-family units to the west of the site along Blair Boulevard. The proposed setbacks are shallower at the intersection and taper to match the setbacks of existing residences on adjacent properties. Building entrances are oriented to the streets with parking behind the units. Lots have access to the alleys and the sidewalk network improves pedestrian connectivity.

PLAN DETAILS

The site is located at 2117 and 2121 Belmont Boulevard, and 1701 A and 1701C Blair Boulevard. The site is approximately 0.9 acres in size. The property is currently occupied by three duplex buildings with a total of six residential dwelling units.

Site Plan

The plan proposes a multi-family residential development with up to 15 attached residential dwelling units. The proposed units along Belmont and Blair Boulevards are 3 stories in 36 feet. The applicant is proposing Units 11 and 12 as 3 stories in 36 feet, with a step down to 2 stories in 26 feet as they transition towards the alley. Staff is conditioning approval of the request that Units 11 and 12 not exceed 28 feet in height. Units 13 and 14 directly abut the alley and are 2 stories in 28 feet. Unit 15 also abuts the alley and is proposed to be 1.5 stories in 24 feet. Units 13 through 15 along the alley do not have garages; the remaining units do include garages. A note on the plan prohibits parking in the street setback.

Vehicular access is being proposed from a private drive which accesses Blair Boulevard. Additionally, the private drive connects to the alley providing circulation through the site. The plan meets the requirements of the Bike Parking Ordinance, including a public bike rack near the entrance along Blair Boulevard. The existing sidewalks and planting strips along Belmont and Blair Boulevards are to be improved to comply with the Major and Collector Street Plan. The applicant is including interior sidewalks along the eastern and western property line to improve pedestrian access for residents in the rear units along the alley.

The site is within the Belmont-Hillsboro Neighborhood Conservation District. The Metro Historic Zoning Commission has approved the massing of the proposed buildings and will review final architectural details. Staff recommends the applicant meet with Planning and MHZC staff prior to submittal of the final site plan so that architectural elevations can be developed that are consistent with the community plan as well as the conservation district.

ANALYSIS

The proposed development meets the intent of the T4 Neighborhood Maintenance policy. The height of the buildings is consistent with the general policy. The orientation of the buildings and sidewalk improvements along Belmont and Blair Boulevards provide for a pedestrian friendly streetscape. Parking is located in the rear of the units and the units along the alley have been reduced in height to provide an appropriate transition along the alley. Given the consistency with the Neighborhood Maintenance policy and the fact that the Metro Historic Zoning Commission has approved the massing of the proposed buildings, staff recommends approval.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

METRO HISTORIC ZONING COMMISSION

Approve with conditions

- Approve with the condition that the final design be reviewed by the MHZC. The MHZC has only approved the site plan and the general massing at this time.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved with conditions

Approved as a Preliminary SP only, on the following conditions:

- Shared private sanitary sewer service lines will not be allowed between these units.
- Individual sewer services lines must be installed for each unit.
- Public sewer construction plans must be approved before the Final SP can be approved.
- The required capacity fees must be paid before the Final SP is 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.
- The development team has agreed to coordinate final building placement for the units along the alley in order to accommodate a 24' drive aisle behind the proposed 90 degree parking for the units along the alley.
- Indicate how units 5 and 6 are to gain access. Prior to final SP submit turn templates for passenger vehicles.

TRAFFIC AND PARKING RECOMMENDATION

No exceptions taken

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)	0.9	5.44 D	5 U*	48	4	6

*Based on one two-family lot.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.9	-	15 U	100	8	10

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
-	-	-	+ 10 U	+52	+4	+4

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 is projected to generate one additional student than what is typically generated under the existing R8 zoning district. 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.

The fiscal liability for one elementary student is \$20,000. This data is for informational purposes only and is not a condition of approval. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses shall be limited to up to 15 residential dwelling units.
2. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
3. The final site plan shall meet the Major and Collector Street Plan requirements for sidewalks and planting strips.
4. The maximum height of Units 11 and 12 shall be no greater than 2 stories in 28 feet in height.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-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. Thomas presented the staff recommendation of approval with conditions and disapproval without all conditions.

Aaron White, 1401 Cedar Lane, spoke in favor of the application, noted that it is a great project, and expressed that there is a lot of area support.

Jenkins Hardin, 2114 19th Ave S, spoke in favor of the application and noted that the shape of the lot makes it a great spot for this type of project versus duplexes. This will provide a type of housing that isn't available in this neighborhood.

Name Unclear, 1709 Ashwood, spoke in favor of the application and expressed excitement to see the current homes go away and be replaced by homes that are more street friendly and compatible with the neighborhood.

Bill Myers, 2202 Oakland Ave, spoke in opposition to the rezoning; there is room for a wonderful development without cramming so many units in.

Bonnie Myers, 2202 Oakland Ave, spoke in opposition to the application due to increased density, traffic, parking, and stormwater concerns.

Rebecca Godby, 2203 Oakland Ave, spoke in opposition to the application.

Aaron White asked for approval and clarified that this will allow some moderately priced homes to enter the neighborhood.

Chairman McLean closed the Public Hearing.

Mr. Clifton noted his main concern is the historic nature of the area.

Mr. Gee clarified that SP's within historic overlays have been going to the Historic Zoning Commission prior to bringing them before the Planning Commission; therefore he has confidence that this is appropriate for this area considering it has been approved by the HZC.

Ms. Farr noted that while she recognizes the concerns of the neighbors, this project seems to fit.

Councilman Hunt spoke in opposition and noted that he does not understand the ingress/egress.

Ms. LeQuire spoke in favor of the application and noted that everyone has alley access on the back side.

Mr. Dalton moved and Mr. Gee seconded the motion to approve with conditions and disapprove without all conditions.

Mr. Clifton spoke in support of using alleys more than we have been and hopes that Metro Public Works and other city agencies are working to make the alleys more workable.

Mr. Gee noted that this alley has four outlets.

Ms. LeQuire asked the developer to consider using pervious pavement where possible.

Mr. Dalton stepped out of the room at 5:21 p.m.

Vote taken. (5-1) Councilmember Hunt voted against.

Resolution No. RS2015-142

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-052-001 is **Approved with conditions and disapproved without conditions. (5-1)**"

CONDITIONS

1. Uses shall be limited to up to 15 residential dwelling units.
2. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
3. The final site plan shall meet the Major and Collector Street Plan requirements for sidewalks and planting strips.
4. The maximum height of Units 11 and 12 shall be no greater than 2 stories in 28 feet in height.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-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.

Zone Changes

15. 2013Z-023PR-001

Map 071-14, Parcel(s) 105
Council District 02 (Frank R. Harrison)
Staff Reviewer: Lisa Milligan

A request to rezone from IWD to MUN-A zoning for property located at 1303, 1305, and 1307 Baptist World Center Drive, approximately 75 feet west of Vashti Street (0.82 acres), requested by 949 Main, LLC, applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IWD to MUN-A.

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed Use Neighborhood-Alternative (MUN-A) zoning for property located at 1303, 1305, and 1307 Baptist World Center Drive, approximately 75 feet west of Vashti Street (0.82 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development

The rezoning to MUN-A will allow for the development of a mixture of uses on a vacant urban lot 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.

BOURDEAUX/WHITES CREEK COMMUNITY PLAN

Current Policy

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

Growth and Preservation Concept Map

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

Consistent with Policy?

Yes. The rezoning is consistent with the proposed Growth and Preservation Concept Map policy of T4 Urban Mixed Use Neighborhood. The proposed zoning allows for a mixture of uses including commercial and residential, which is in keeping with the policy.

ANALYSIS

The requested rezoning to MUN-A is consistent with the proposed T4 Urban Mixed Use Neighborhood policy. The property is currently vacant and the rezoning would allow for development of a mixture of uses on an urban lot with existing infrastructure.

FIRE MARSHAL'S OFFICE RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Ignore

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- 1. A TIS may be required at the time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.82	0.8 F	28,575 SF	102	9	10

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.82	0.6 F	21,431 SF	236	34	32

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+134	+25	+22

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed MUN-A district: 3 Elementary 2 Middle 1 High

The proposed MUN-A zoning district may generate 6 additional students that what could be generated under the existing IWD zoning. Students would attend Lillard Elementary, Joelton Middle School, and Whites Creek 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.

Approve. (7-0), Consent Agenda

Resolution No. RS2015-143

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-023PR-001 is **Approved. (7-0)**”

16. 2015Z-024PR-001

Map 081-08, Parcel(s) 354, 363
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Alex Deus

A request to rezone from MUL and CS to MUG-A zoning for properties located at 1715 and 1729 Rosa L. Parks Boulevard, at the southwest corner of Rosa L. Parks Boulevard and Buchanan Street (1.84 acres), requested by Dale & Associates, applicant; 1212 Broadway Partners, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Rezone from MUL and CS to MUG-A.

Zone Change

A request to rezone from Mixed Use Limited (MUL) and Commercial Service (CS) to Mixed Use General-A (MUG-A) zoning for properties located at 1715 and 1729 Rosa L. Parks Boulevard, at the southwest corner of Rosa L. Parks Boulevard and Buchanan Street (1.84 acres).

Existing Zoning

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

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

• Supports Infill Development

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

NORTH NASHVILLE COMMUNITY PLAN

Current Policy

T4 Urban Mixed Use Corridor (T4 CM) policy is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Growth and Preservation Concept Map

No changes are proposed.

Consistent with Policy?

Yes. This rezoning request is consistent with the existing policy and the Growth and Preservation Concept Map. The MUG-A district is an appropriate zoning under the T4 Mixed Use Corridor.

ANALYSIS

The northern portion of this property is zoned CS and has an auto repair/body shop on site. The southern portion of the property is zoned MUL and is vacant. The proposed zoning would allow for more intensity of the property than what is currently allowed and is designed to create walkable neighborhoods through building placement and bulk standards.

Table 1 displays the differences in floor area ratio (FAR) and height between the existing zoning and the proposed zoning.

Table 1.

Existing Zoning	Max Floor Area Ratio (FAR)	Max. Height at Setback Line
Commercial Service (CS)	0.60	30 feet
Mixed Use Limited (MUL)	1.00	3 stories to a maximum of 45 feet.

Proposed Zoning	Max Floor Area Ratio (FAR)	Max. Height in Build to Zone	Min. Step Back	Max. Height
Mixed Use General Alternative(MUG-A)	3.00	5 stories in 75 feet.	15 feet	7 stories in 105 feet.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.11	1.0 F	48,351 SF	2107	46	138

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)	0.73	0.6 F	19,079 SF	854	23	68

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.84	3.0 F	240,451 SF	12012	259	1146

Traffic changes between maximum: **MUL , CS and MUG-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 173,021 SF	+9,051	+190	+940

METRO SCHOOL BOARD REPORT

Projected student generation MUL district **0** Elementary **0** Middle **0** High

Projected student generation MUG-A district **1** Elementary **1** Middle **1** High

The proposed MUG-A zoning district may generate three more students than what is typically generated under the existing MUL district under the Urban Infill Factor. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School. Pearl-Cohn High is identified as being over capacity. There is capacity for additional high school students within an adjacent cluster. This information is based upon data from the school last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (7-0), Consent Agenda

Resolution No. RS2015-144

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-024PR-001 is **Approved. (7-0)**”

17. 2015Z-025PR-001

Map 071-14, Parcel(s) 276-282, 304-309, 314-325

Council District 05 (Scott Davis)

Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to RM20-A zoning for properties located at 1- 4, 6, 8, 10, 12-25 Fern Avenue and Fern Avenue (unnumbered), 116 and 118 Elmhurst and Elmhurst (unnumbered), west of Dickerson Pike (4.58 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS5 to RM20-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential-A (RM20-A) zoning for properties located at 1- 4, 6, 8, 10, 12-25 Fern Avenue and Fern Avenue (unnumbered), 116 and 118 Elmhurst and Elmhurst (unnumbered), west of Dickerson Pike (4.58 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 39 single-family lots.*

Proposed Zoning

Multi-Family Residential-A (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 91 units.*

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

Current Policy

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

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.

Growth and Preservation Concept Map

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

Consistent with Policy?

Yes. The proposed RM20-A provides for various housing opportunities consistent with the existing and future policies. The RM20-A district also requires development to be more urban in form which is also consistent with the policy.

FIRE MARSHALL’S OFFICE RECOMMENDAITON

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDAITON

Approved with conditions

Traffic study may be required at time of development.

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)	4.58	8.71 D	39 U	438	38	46

Maximum Uses in Proposed Zoning District: **RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	4.58	20 D	91 U	676	49	68

Traffic changes between maximum: **RS5 and RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 52 U	+238	+11	+22

STORMWATER RECOMMENDATION

Ignore

WATER SERVICES RECOMMENDATION

Ignore

METRO SCHOOL BOARD REPORT

Projected student generation existing **RS5** district: 5 Elementary 3 Middle 3 High

Projected student generation proposed **RM20-A** district: 7 Elementary 4 Middle 4 High

The proposed RM20-A zoning district would generate four additional students than what is typically generated under the existing RS5 zoning district. Students would attend Shwab Elementary, Jere Baxter Middle School, and Maplewood High School. There is additional capacity for middle school and high school students, but Shwab Elementary is over capacity; however, there is additional capacity in the cluster. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval of the proposed RM20-A zoning district as it is consistent with the current and future policies.

Approve. (7-0), Consent Agenda

Resolution No. RS2015-145

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-025PR-001 is **Approved. (7-0)**”

18. 2015Z-026PR-001

Map 083-01, Parcel(s) 153-154
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to MUN-A zoning for properties located at 1042 and 1044 Sharpe Avenue, approximately 185 feet west of Gallatin Avenue (0.34 acres), requested by Chad Baker, applicant and owner.

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

The Metropolitan Planning Commission deferred 2015Z-026PR-001 to the June 11, 2015, Planning Commission meeting. (7-0)

19. 2015Z-027PR-001

Map 164, Parcel(s) 058
Council District 33 (Robert Duvall)
Staff Reviewer: Melissa Sajid

A request to rezone from AR2a to RM6 (6.51 acres) and RS10 (36.3 acres) zoning for property located at Hamilton Church Road (unnumbered), at the southeast corner of Hobson Pike and Hamilton Church Road (total of 42.81 acres), requested by Dale & Associates, applicant; Giacchino Spiezio et ux, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from Agricultural/Residential to Multi-Family Residential and Single-Family Residential

Zone Change

A request to rezone from Agricultural/Residential (AR2a) to Multi-Family Residential (RM6) (6.51 acres) and Single-Family Residential (RS10) (36.3 acres) zoning for property located at Hamilton Church Road (unnumbered), at the southeast corner of Hobson Pike and Hamilton Church Road (total of 42.81 acres).

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 21 lots with 5 duplex lots for a total of 26 units.*

Proposed 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 134 units.*

Multi-Family Residential (RM6) is intended for single-family, duplex, and multi-family dwellings at a density of six dwelling units per acre. *RM6 would permit a maximum of 39 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development
- Supports a Range of Housing Choices

The proposed RM6 and RS10 zoning districts support 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.

ANTIOCH – PRIEST LAKE COMMUNITY PLAN

Existing Structure Plan Policy

Suburban Neighborhood Evolving (T3 NE) policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

Growth and Preservation Concept Map

No change proposed.

Consistent with Policy?

Yes, the proposed RM6 and RS10 zoning districts are consistent with the Suburban Neighborhood Evolving policy which intends to create and enhance suburban neighborhoods while encouraging a mixture of housing types as well as additional density that may be characterized by smaller lot sizes.

PUBLIC WORKS RECOMMENDATION

Conditional if approved

- Traffic study will be required at time of development.

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)	42.81	0.50 D	21 U	201	16	22

Maximum Uses in Proposed Zoning District: **RM6**

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)	6.5	6 D	39 U	284	25	28

Maximum Uses in Proposed 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)	36.3	4.35 D	158 U	1584	121	162

Traffic changes between maximum: **AR2a and RM6, RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,667	+130	+168

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 11 Elementary 6 Middle 7 High

Projected student generation proposed RM6 district: 4 Elementary 2 Middle 2 High

RS10 district: 17 Elementary 9 Middle 10 High

The proposed RM6 and RS10 districts would generate 20 more students than what is typically generated under the existing AR2a zoning district. Students would attend Mt. View Elementary School, J.F. Kennedy Middle School, and Antioch High School. Mt. View Elementary School, J.F. Kennedy Middle School, and Antioch High School have been identified as over capacity. There is capacity within the cluster for additional middle school students. There is no capacity within the cluster for additional elementary school students or capacity within adjacent clusters for additional high school students.

Fiscal Liability

The fiscal liability of 10 new elementary students is \$215,000 (10 X \$21,500 per student), and the fiscal liability of 5 new high school students is \$180,000 (5 X \$36,000), for a total of \$395,000. This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval. 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 supports two critical planning goals.

Approve. (7-0), Consent Agenda

Resolution No. RS2015-146

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-027PR-001 is **Approved. (7-0)**”

20. 2015Z-028PR-001

Map 105-03, Parcel(s) 066-070, 072
 Council District 17 (Sandra Moore)
 Staff Reviewer: Alex Deus

A request to rezone from R6 to MUL-A for properties located at 1100, 1106, 1110, 1114, 1116 and 1120 3rd Avenue South, between Mildred Shute Avenue and Chestnut Street (0.96 acres), requested by Gregory E. Wood, Robert Wagner, Terry R. Clayton and Friendship Homes, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST
Rezone from R6 to MUL-A.

Zone change

A request to rezone from One and Two-Family (R6) to Mixed Use Limited-A (MUL-A) for properties located at 1100, 1106, 1110, 1114, 1116 and 1120 3rd Avenue South, between Mildred Shute Avenue and Chestnut Street (0.96 acres).

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. R6 would permit a maximum of 6 lots with 1 duplex lot for a total of 7 units.

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

SOUTH NASHVILLE COMMUNITY PLAN

Current Policy

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

Growth and Preservation Concept Map

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

Consistent with Policy?

Yes. This rezoning request is consistent with the Growth and Preservation Concept Map. The MUL-A district is an appropriate zoning under the T4 Mixed Use Neighborhood.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.96	7.26 D	7 U*	67	6	8

*Based on one two-family lot.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.96	1.0 F	41,817 SF	1827	41	122

Traffic changes between maximum: **R6** and **MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,760	+35	+114

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district

1 Elementary 0 Middle 1 High

Projected student generation proposed MUL-A district

0 Elementary 0 Middle 0 High

The proposed MUL-A district would generate fewer students than what is typically generated under the existing R6 zoning district using the Urban Infill Factor. Students would attend Whitsitt Elementary School, Cameron Middle School, and Glenclyff High School. Glenclyff High School is identified as being over capacity. There is capacity for additional high school students within an adjacent cluster. This information is based upon data from the school last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (7-0), Consent Agenda

Resolution No. RS2015-147

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-028PR-001 is Approved. (7-0)”

21. 2015Z-029PR-001

Map 147, Parcel(s) 014

Council District 30 (Jason Potts)

Staff Reviewer: Jason Swaggart

A request to rezone from SP to MUL zoning for property located at 350 Wallace Road, approximately 120 feet south of Recovery Road (1.45 acres), requested by ATAP Property Management, LLC, applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from SP to MUL.

Zone Change

A request to rezone from Specific Plan (SP) to Mixed Use Limited (MUL) zoning for property located at 350 Wallace Road, approximately 120 feet south of Recovery Road (1.45 acres).

Existing Zoning

Specific Plan (SP) 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. *The current SP is approved for a 3,000 square foot medical appliance sales use.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

SOUTHEAST COMMUNITY PLAN

Current Policy

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

Urban Community Center (T4 CC) policy is intended to preserve, enhance, and create urban community centers encouraging their development and redevelopment as intense mixed use areas 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 Community Centers are pedestrian friendly areas, generally located at intersections of prominent urban streets. T4 Urban Community Centers serve urban communities within a 5 minute drive or a 5 to 10 minute walk.

Consistent with Policy?

Yes. The proposed MUL permits a variety of uses including residential, office and commercial consistent with both policies.

FIRE MARSHAL’S OFFICE RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION
N/A

TRAFFIC AND PARKING RECOMMENDATION
 Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.45	-	3,000 SF	166	10	29

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.45	1.0 F	63,162 SF	2713	64	236

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 60,162 SF	+2,547	+54	+207

METRO SCHOOL BOARD REPORT

Projected student generation existing **SP** district: 0 Elementary 0 Middle 0 High
 Projected student generation proposed **MUL** district: 8 Elementary 4 Middle 4 High

The proposed **MUL** zoning district would generate 16 more students than what is typically generated under the existing **SP** zoning district. Students would attend Haywood Elementary School, McMurray Middle School, and Overton High School. All three schools have been identified as over capacity. There is no capacity for additional elementary students or high school students in the cluster. This information is based upon data from the school board last updated October 2014.

Fiscal Liability

The fiscal liability of eight new elementary students is \$172,000 (8 X \$21,500 per student). The fiscal liability of four new high school students is \$144,000 (4 X \$36,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STORMWATER RECOMMENDATION
Ignore

WATER SERVICES RECOMMENDATION
Ignore

STAFF RECOMMENDATION

Staff recommends approval of the proposed **MUL** zoning district as it is consistent with the current and future policies.

Approve. (7-0), Consent Agenda

Resolution No. RS2015-148

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-029PR-001 is **Approved. (7-0)**”

22. 2015Z-030PR-001

Map 072-09, Parcel(s) 025.01, 025
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from IWD to RM20-A zoning for properties located at 844 and 846 Cherokee Avenue, approximately 1,775 feet east of Jones Avenue (0.82 acres), requested by Darryl Harvey, applicant and owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change from IWD to RM20-A.

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Multi-Family Residential-A (RM20-A) zoning for properties located at 844 and 846 Cherokee Avenue, approximately 1,775 feet east of Jones Avenue (0.82 acres)

Existing Zoning

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

Proposed Zoning

Multi-Family Residential-A (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 16 units.*

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

Current Policy

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

Growth and Preservation Concept Map

T4 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.

Consistent with Policy?

The proposed RM20-A district is not consistent with the existing T4 Neighborhood Maintenance policy. However, RM20-A allows uses that are consistent with the proposed T4 Mixed Use Neighborhood land use policy, but not in this location, given the surrounding land uses.

While the proposed Growth and Perseveration Concept Map policy could support multi-family residential uses, staff finds that is request is premature until additional properties along this street are included in a rezone request. The mixture of commercial, industrial and other residential uses located within proximity of each other, requires a comprehensive look at the area in a broader context to ensure an appropriate transition to a mixed use neighborhood.

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

No agency review required

STORMWATER RECOMMENDATION

No agency review required

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.82	0.8 F	28,575 SF	102	9	10

Maximum Uses in Proposed Zoning District: **RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.82	20 D	16 U	107	9	10

Traffic changes between maximum: **IWD** and **RM20-A**

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

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed RM20-A district: 1 Elementary 0 Middle 0 High

The proposed RM20-A zoning district could generate 1 more student than what is typically generated under the existing IWD zoning district. Students would attend Tom Joy Elementary School, Jere Baxter Middle School, and Maplewood High School. Tom Joy Elementary School has been identified as over capacity. There is capacity within the cluster for elementary students. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

The property located at 844 and 846 Cherokee Avenue is approximately 0.84 acres. While the proposed Growth and Perseveration Concept Map policy could support multi-family residential uses, staff finds that is request is premature until additional properties along this street are included in a rezone request. The mixture of commercial, industrial and other residential uses located within close proximity of each other, requires a comprehensive look at the area in a broader context to ensure an appropriate transition to a mixed use neighborhood.

Ms. Birkeland presented the staff recommendation of disapproval.

Mr. Dalton stepped back in the room at 5:23 p.m.

Councilman Scott Davis spoke in favor of the application and noted that he understands staff’s reasoning, but he has to stand with his neighbor on this.

Darryl Harvey spoke in favor of the application due to this being a nice area, quiet street, and not much traffic.

Betty Chapman, Cherokee Ave, spoke in favor of residential.

Justin Luther, 1106 Lebanon Pk, spoke in opposition to the application and noted that rezoning would be a step in the wrong direction.

Darryl Harvey asked for approval and stated that the development will have a minimal but positive impact.

Chairman McLean closed the Public Hearing.

Mr. Dalton stated that it looks like there are a number of residential units in this industrial zoned area; where is the consistency?

Mr. Bernhardt clarified that the change to residential isn't the problem; it just needs to be more than these two lots.

Mr. Dalton asked why not just go ahead and rezone a larger area.

Mr. Harvey noted that he is still trying to include other lots but the property owners don't want to do anything right now.

Mr. Clifton stated that the commission hasn't often carved out a couple of lots; feels that all the problems we assumed would be there with these competing uses will be there. He spoke in favor of staff recommendation of disapproval due to appearing to be spot zoning.

Mr. Gee stated that the existing policy allows up to 20 units per acre and the proposed policy calls for more of a mixed-use neighborhood, not industrial. This would be moving the zoning in the right direction toward either one of the policies. There are only four industrial uses on the street and two commercial uses on the street, the rest are vacant lots and residential. Given the existing policy and the policy that is recommended, the industrial uses seem to be the oddities.

Ms. Farr spoke in favor of the application given how much of the land is vacant and could ultimately be put in a rezoning.

Councilman Hunt spoke in favor of staff recommendation of disapproval, suggested sending it back to staff.

Ms. LeQuire stated that 16 units on a lot with no alley and a dead end is a red flag.

Mr. Gee stated that this zone change is bringing the property closer to both policies than the existing zoning and is also very consistent with NashvilleNext proposed policy.

Councilman Hunt moved to refer this back to staff to take another look to see what the best use is for this property.

There was no second to the motion.

Ms. LeQuire stated that she would feel more comfortable if she could see a site plan.

Mr. Gee moved and Ms. Farr seconded the motion to approve. (5-2) Ms. LeQuire and Mr. Clifton voted against.

Resolution No. RS2015-149

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-030PR-001 is Approved. (5-2)"

23. 2015Z-031PR-001

Map 105-07, Parcel(s) 053-054
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

A request to rezone from CS to MUL-A zoning for properties located at 461 and 465 Humphreys Street, at the southwest corner of Martin Street and Humphreys Street (0.34 acres), requested by Dale & Associates, applicant; Ewing Holdings, LLC and Cumberland Holdings Company, LLC, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from CS to MUL-A.

Zone Change

A request to rezone from Commercial Service (CS) to Mixed Use Limited-A (MUL-A) zoning for properties located at 461 and 465 Humphreys Street, at the southwest corner of Martin Street and Humphreys Street (0.34 acres).

Existing Zoning

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

Proposed Zoning

Mixed Use Limited-A (MUL-A) is intended for a moderate intensity mixture of residential, retail, restaurant, 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 MUL-A will allow for the redevelopment of an urban lot 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 Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

Growth and Preservation Concept Map

No changes proposed.

Consistent with Policy?

Yes. The rezoning is consistent with the T4 Urban Mixed Use Neighborhood policy. The proposed zoning allows for a mixture of uses include commercial and residential, which is in keeping with this policy.

ANALYSIS

The requested rezoning to MUL-A is consistent with the policy for the area and is an appropriate zoning given the location of the property in an existing urban area. This allows for redevelopment of a lot that has existing infrastructure in a way that enhances the street frontages and meets the goals of the policy.

FIRE MARSHAL’S OFFICE RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

Approve with conditions.

1. A right-of-way dedication will be required at the time of redevelopment.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

1. A traffic study may be required at the time of development.

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)	0.34	0.6 F	8,886 SF	418	15	43

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.34	1.0 F	14,810 SF	672	20	58

Traffic changes between maximum: **CS** and **MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 5,924 SF	+254	+5	+15

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed MUL-A district: 2 Elementary 2 Middle 1 High

The proposed MUL-A zoning district will generate 5 additional students than what could be generated under the existing CS zoning. Students would attend Fall-Hamilton Elementary, Cameron Middle School, and Glencliff High School. Fall-Hamilton

Elementary and Glencliff High School have been identified as over capacity. There is capacity within an adjacent cluster for high school students, but there is no capacity within the cluster for additional elementary students. This information is based upon data from the school board last updated October 2015.

Fiscal Liability

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

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (7-0), Consent Agenda

Resolution No. RS2015-150

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-031PR-001 is **Approved. (7-0)**”

24. 2015Z-032PR-001

Map 093-13, Parcel(s) 297
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Melissa Sajid

A request to rezone from ON to RM20-A zoning for property located at 1208 Hawkins Street, approximately 200 feet west of 12th Avenue South (0.25 acres), requested by New Hope Missionary Baptist Church, applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from Office Neighborhood to Multi-Family Residential

Zone Change

A request to rezone from Office Neighborhood (ON) to Multi-Family Residential-A (RM20-A) zoning for property located at 1208 Hawkins Street, approximately 200 feet west of 12th Avenue South (0.25 acres).

Existing Zoning

Office Neighborhood (ON) is intended for low intensity office uses.

Proposed Zoning

Multi-Family Residential-A (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 5 units.*

CRITICAL PLANNING GOALS

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

The proposed RM20-A promotes walkable neighborhoods by incorporating building placement and design elements to create a streetscape that enhances the pedestrian experience. RM20-A also would expand the range of housing choices in the area by permitting mixed use and encourage compact building design by allowing more flexibility to build up rather than out. Existing infrastructure is available at the subject property, which supports infill development. In addition, the site is served by an existing transit route and sidewalk network that runs along 12th Avenue South which will be supported by the additional density that is permitted by RM-20-A.

GREEN HILLS – MIDTOWN 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.

Edgehill Detailed Neighborhood Design Plan (DNBP)

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 Preservation Concept Map

T4 NE policy is proposed to remain, but the special policy is not proposed to be carried forward with the Growth and Preservation Concept Map.

Consistent with Policy?

Yes, the proposed RM20-A zoning district is consistent with the existing structure plan policy and the detailed policy of the DNBP, which encourage a mixture of housing types. In addition, RM20-A includes design standards that further the goals of the policy.

PUBLIC WORKS RECOMMENDATION

Conditional if approved

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.25	0.4 F	4,356 SF	48	7	7

Maximum Uses in Proposed Zoning District: **RM20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.25	20 D	5 U	34	3	4

Traffic changes between maximum: **ON** and **RM20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-14	-4	-3

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed RM20-A district: 1 Elementary 0 Middle 0 High

The proposed RM20-A district would generate one more student than what is typically generated under the existing ON zoning district. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. Eakin Elementary School and West End Middle School have been identified as over capacity. There is no capacity within the cluster for additional elementary school or middle school students.

Fiscal Liability

The fiscal liability of 1 new elementary student is \$21,500 (1 X \$21,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval. 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 four critical planning goals.

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-032PR-001 is **Approved. (7-0)**”

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

25. 2015P-001-001

CAYCE PLACE APARTMENTS

Map 093-04, Parcel(s) 075
Council District 06 (Peter Westerholm)
Staff Reviewer: Brett Thomas

A request to revise a residential Planned Unit Development for property located at 501 Sylvan Street, at the southeast corner of S 5th Street and Sylvan Street (12.55 acres), zoned RM20, to permit a four story 68 unit apartment building, requested by Barge Cauthen & Associates, applicant; Metropolitan Development & Housing Agency, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise PUD to permit a four story 68 unit apartment building for public housing.

Revise PUD & Final Site Plan

A request to revise the preliminary plan and final site plan for property within a residential PUD located at 501 Sylvan Street, at the southeast corner of S 5th Street and Sylvan Street (12.55 acres), zoned Multi-Family Residential (RM20), to permit a four story 68 unit apartment building for public housing.

Existing Zoning

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *RM20 would permit a maximum of 251 units.*

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

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The site is located at 501 Sylvan Street and is approximately 12.55 acres in size. The existing site is one of the last undeveloped portions within Cayce Place. Surrounding uses consist of other public housing buildings, a church, light manufacturing, and Public Works’ offices for Metro Government.

Site Plan

The purpose of this plan is to permit a four story 68 unit apartment building for public housing located at 501 Sylvan Street. The existing site consists of two parking lots, a basketball court, and undeveloped land. A portion of the existing parking lot along Summer Place is proposed to be removed to accommodate a portion of the building footprint. The primary entrance to the building faces S 5th Street, near its intersection with Summer Place. The existing parking lot along S 5th Street is proposed to be removed, with the existing curb cut serving as a vehicular access point. Removing the existing parking lot will also allow room for two bioretention ponds, south of the proposed building. A service drive will access the south elevation of the building.

Additional sidewalk is being constructed along Summer Place to fill a gap where sidewalks do not currently connect. A portion of the basketball courts is proposed to be demolished to accommodate parking in the rear of the proposed building.

ANALYSIS

The area was part of an older “Res – E” residential PUD that was adopted in the early 1970s to recognize existing public housing development, and the existing “Res – E” zoning that was put in place prior to comprehensive zoning to recognize public housing developments. There was never a master plan adopted with these public housing PUDs. The proposed revision to permit a new apartment building is consistent with the existing uses within the PUD and is, generally, consistent with the existing layout of buildings within the PUD.

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.

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

FIRE MARSHAL’S OFFICE

Approved with conditions

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

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer’s final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Dedicate ROW to the back of the proposed sidewalks prior to building permit signoff by MPW.

TRAFFIC & PARKING RECOMMENDATION

No exceptions taken

STORMWATER RECOMMENDATION

Approved

- No changes to site plan anticipated as a result of remaining Stormwater Issues.

WATER SERVICES

Approved

- This approval does not apply to private water and sewer lines. These must be submitted through a separate review process with Metro Water Permits

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

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

Approve with conditions. (7-0), Consent Agenda

Resolution No. RS2015-152

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015P-001-001 is **Approved with conditions. (7-0)**"

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. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.**

26. 28-79P-001

HICKORY HIGHLANDS

Map 163, Parcel(s) 379

Council District 28 (Duane A. Dominy)

Staff Reviewer: Melissa Sajid

A request to revise the preliminary plan for a portion of the Hickory Highlands Planned Unit Development for property located at Rural Hill Road (unnumbered), approximately 400 feet south of Hickory Highlands Drive (30 acres), zoned R15, to permit 107 residential units, requested by Dale & Associates, applicant; Hickory Highlands, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise preliminary plan for a portion of the Hickory Highlands PUD.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan for a portion of the Hickory Highlands Planned Unit Development for property located at Rural Hill Road (unnumbered), approximately 400 feet south of Hickory Highlands Drive (30 acres), zoned R15, to permit 107 residential units.

Existing Zoning

One and Two Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 87 lots with 21 duplex lots for a total of 108 units.*

CRITICAL PLANNING GOALS

N/A

REQUEST DETAILS

The subject property is located along Rural Hill Road, south of Hickory Highlands Drive. Surrounding zoning includes R15, RS10, SP, RM20 and PUD. The zoning of the subject property is R15 and PUD overlay.

ANALYSIS

The PUD was originally approved by Metro Council in 1979 for a mixture of residential uses and included nearly 350 acres. The current request would revise the layout of a portion of the PUD where 107 residential units were previously approved. The site is currently vacant.

The previous plan included 107 single-family residential lots and included several cul-de-sacs. The revised plan incorporates more conservation and open space than previously approved plan. Also, the plan provides a connection to Took Lane to the northwest and plans for a future connection the northeast of the site. The plan also incorporates a 12' wide multi-use path and 6' wide planting strip along part of the Rural Hill Road frontage. Staff recommends that the multi-use path and planting strip are continued the full length of the property frontage along Rural Hill Road.

The overall site design incorporates public alleys that provide access to the rear loaded garages proposed for the units. The plan also includes notes that indicate all units shall have raised foundations and that the front façades of the units shall be varied throughout the site. In addition, units that have side façades facing a public street incorporate wraparound porches so that both streets are addressed. The proposed revision provides more connectivity and enhances the pedestrian realm by limiting conflicts between automobiles and pedestrians.

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

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

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

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

- 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.

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

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Fire Code issues for the structures will be addressed at permit application review. 2nd Access to be provided when the structures exceed 30 homes. 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.

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

No exception taken

- This development will require Public Works approval of detailed construction plans prior to grading the site. Final design and improvements may vary based on actual field conditions.

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

A TIS is required prior to final PUD approval.

WATER SERVICES RECOMMENDATION

Approved

- Approved as a Preliminary plan only. Public water and sewer construction plans must be submitted and approved prior to Final Site Plan approval. The required capacity fees must also be paid prior to Final Site Plan approval. Before fee payment, check with MWS so unit counts match between plans and availability study (current study list 139 units).

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. The areas labeled on the plan as Conserved Open Space shall remain undisturbed. Any proposals to substantially alter the plan (as determined by the Planning Commission) to disturb this area shall require Metro Council approval. This condition shall not prohibit maintenance of the designated Conservation Space.
2. A corrected copy of the final site plan shall be submitted that includes a 12' wide multi-use path and 6' wide planting strip continued along the full length of the Rural Hill Road frontage.
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. 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.
6. 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.
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 PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

Approve with conditions. (7-0), Consent Agenda

Resolution No. RS2015-153

“BE IT RESOLVED by The Metropolitan Planning Commission that 28-79P-001 is **Approved with conditions. (7-0)**”

CONDITIONS

1. The areas labeled on the plan as **Conserved Open Space** shall remain undisturbed. Any proposals to substantially alter the plan (as determined by the Planning Commission) to disturb this area shall require Metro Council approval. This condition shall not prohibit maintenance of the designated Conservation Space.
2. A corrected copy of the final site plan shall be submitted that includes a 12’ wide multi-use path and 6’ wide planting strip continued along the full length of the Rural Hill Road frontage.
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. 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.
6. 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.
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 PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

27. 95P-025-001

MILLWOOD COMMONS

Map 162, Parcel(s) 222, 250
Council District 31 (Fabian Bedne)
Staff Reviewer: Lisa Milligan

A request to revise the preliminary plan and final site plan approval for a portion of the Millwood Commons Planned Unit Development located at Bell Road (unnumbered) and 1617 Bell Road, approximately 685 feet south of Bell Road (79.6 acres), zoned RS7.5 and RS20, to permit up to 252 multi-family dwelling units, requested by Littlejohn Engineering Associates, applicant, Millwood Housing Partners, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise preliminary plan and for Final Site Plan for Millwood Commons Phase 1a Planned Unit Development

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and final site plan approval for a portion of the Millwood Commons Planned Unit Development located at Bell Road (unnumbered) and 1617 Bell Road, approximately 685 feet south of Bell Road (16.87 acres), zoned Single-Family Residential (RS7.5), to permit up to 252 multi-family dwelling units.

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 83 units.*

CRITICAL PLANNING GOALS

N/A

HISTORY

The Millwood Commons PUD consists of approximately 159 acres on the south side of Bell Road and west of Blue Hole Road. The original PUD plan was approved by Council in 1996 and included 1,024 residential units, which included 908 multi-family units and 116 single-family units. The plan was revised in 2007 to reduce the number of units. The revised PUD includes 884

multi-family units and 116 single-family units for a total of 1,000 residential dwelling units. The multi-family units are all located within the northern portion of the PUD adjacent to Bell Road. Currently, none of the PUD has been developed.

Following approval by the Planning Commission, the Metro Council approved a bill with specific conditions to apply to the approval of the revised preliminary PUD plan. The Metro Council bill required that the developer make a contribution of either 1) the dedication of a school site in compliance with the standards of Section 17.16.040 for elementary schools with a capacity of 500 students; or 2) a contribution to the Metropolitan Board of Education in the amount of \$77,300. The contribution was to be made with the 1st final PUD site plan. Additionally, a condition in regards to the Infrastructure Deficiency Area was placed on the approval.

STAFF ANALYSIS

The current request is for Phase 1a of the PUD to revise the building layout within this phase. The proposal includes 252 multi-family residential units. The overall density of the PUD is not changing with this revision and remains at 1,000 units.

Sidewalks are being proposed along Bell Road consistent with the Major and Collector Street Plan: 8 foot planting strip and 6 foot sidewalk. Additionally, Bell Road is classified as a scenic arterial. A 10 foot landscape area is required behind the property line.

The developer has agreed to meet the condition of the Council Bill in regards to the school site dedication. The condition for the Infrastructure Deficiency Area does not apply to this Phase.

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

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

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

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

The proposal is for a revision to the preliminary plan to revise building locations. Sidewalks are being added to Bell Road consistent with the Major and Collector Street Plan. The developer is meeting the condition of the Council Bill in regards to a school site dedication.

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

FIRE MARSHAL RECOMMENDATION

Approved with conditions

- Per Tony Wallace, phase I will have 1 entrance/exit and the 2nd phase will get the 2nd means of entrance/exit. Fire Code issues for the structures will be addressed at permit application review

STORMWATER RECOMMENDATION

Approved with conditions

The following comments will not have impact on overall site layout and only possibly on pond dimensions.

Plan Information and Fees:

- Provide Grading Fee of \$1,385.
- Correct scale bar on Sheets C5.1-5.3.
- Provide elevation and vertical datum for benchmark shown.
- Provide standard NOC note with correct TDEC Tracking Number and receiving water information (Mill Creek, Exceptional): correct Notes 6 & 7 on Erosion Control plans.
- Provide executed Declaration of Restrictions and Covenants with LTMP and recording fee.

Erosion Protection & Sediment Control (EPSC) Measures

- Show all contours on C3.1 and provide labels for proposed contours on C3.0 and 3.1.
- Sediment Pond items:
 - Provide further details of Sediment Pond Stage-Storage calculations with detail of outlet structure/berm with anti-seep collar for outlet pipe, on plans (see also Item 13).
 - Provide routing calculations for 5-yr 24-hr storm since Mill Creek is Exceptional.
 - Provide two porous baffles in accordance with TDEC.
 - Provide final stabilization measures for all disturbed areas including Erosion Control Matting for slopes 3:1 or greater.
 - Add following note: "Temporary or permanent soil stabilization at the construction site (or a phase of the project) must be completed no later than 15 days after the construction activity in that portion of the site has temporarily or permanently ceased. Steep slopes (35% grade or greater) shall be temporarily stabilized not later than 7 days after construction activity on the slope has temporarily or permanently ceased."

Stormwater Structures/Pipes

- Provide complete drainage structure and pipe tables on plans: no pipe information included and some structures are missing from table.
- Provide ditch calculations/detail for ditch downstream from B1.

Stormwater Detention Pond

- Provide printouts of catchment areas' data (area, CN etc.) from model and rainfall volumes used.
- The 12" outlet pipe should not be used to throttle the flow and this pipe should be designed to have extra capacity. The flows should be controlled by the outlet structure itself.
- Provide Emergency Spillway detail and label location on Grading Plan.
- Provide Access Road/Easement to pond in this phase.
- Revise low flow orifice calculations using correct H and A: H should be elevation of first overflow.

Stormwater Treatment – Water Quality Unit (WQU)

- Provide Water Quality Drainage Area Map for each WQU and WQ peak flow calculations.
- Provide civil details and calculations for bypass manholes.
- Check elevations of WQU in details on Sheet C7.3 compared to Grading Plans.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Comply with the conditions of the Metro Traffic Engineer
- Prior to building permit indicate the installation of 6' grass strip and 8' sidewalk (ST-210) along Bell Rd.

TRAFFIC & PARKING RECOMMENDATION

Approved with conditions

In accordance with the TIS findings, the developer shall comply with the following TIS recommendations.

- In addition to these recommendations, the developer shall install pedestrian signals and ped infrastructure at the Bell Rd/Blue Hole Rd intersection. Developer shall prepare and submit signal modification plans for ped signals with phase 1a apartment development and install ped signals and associated infrastructure when approved by metro traffic engineer.
- An eastbound right turn lane on Bell Road shall be provided at Site Access 1. The construction of this right turn lane should occur with construction of Phase 1a access driveway. The eastbound right turn deceleration lane should include approximately 175 feet of storage and 175 feet of taper.
- The design of Site Access 1 shall include one entering lane and two exiting lanes. The exiting lanes should include one left turn lane and one right turn lane.
- The design of Site Access 2 should include one entering lane and two exiting lanes. The exiting lanes should include one left turn lane and one shared through/right turn lane.
- The vegetation to the west of Site Access 2 should be removed to provide adequate sight distance for vehicles turning right from Site Access 2 onto Bell Road. A minimum of 430 feet of intersection sight distance west of Site Distance 2 should be provided.
- Site Access 2 should be constructed at approximately the same elevation as Bell Road to provide adequate sight distance for vehicles turning left and right onto Bell Road from the site.
- The current site plan for Phase 1a identifies approximately 8 feet of right-of-way dedication along the Bell Road property frontage, which should be sufficient to accommodate the planned bike lanes on Bell Road in Metro's Vision Plan when a bikeway project on this segment of Bell Road is pursued.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Parcels 222 and 250 must be consolidated before a pre-construction meeting is held on the public sewer extension.
- This approval does not apply to private water and sewer line design. These plans must be submitted through a separate review process with Metro Water Permits. Installation of these may not start until these plans have been approved.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Developer shall make a contribution of either 1) the dedication of a school site in compliance with the standards of Section 17.16.040 for elementary schools with a capacity of 500 students; or 2) a contribution to the Metropolitan Board of Education in the amount of \$77,300. This contribution shall be made prior to Planning Department approval of the grading permit.
2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
4. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
7. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

Approve with conditions. (7-0), Consent Agenda

Resolution No. RS2015-154

"BE IT RESOLVED by The Metropolitan Planning Commission that 95P-025-001 is **Approved with conditions. (7-0)**"

CONDITIONS

1. **Developer shall make a contribution of either 1) the dedication of a school site in compliance with the standards of Section 17.16.040 for elementary schools with a capacity of 500 students; or 2) a contribution to the Metropolitan**

Board of Education in the amount of \$77,300. This contribution shall be made prior to Planning Department approval of the grading permit.

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

Planned Unit Developments

28. 142-66P-001

PGP INC

Map 043-05, Parcel(s) 043

Council District 09 (Bill Pridemore)

Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan and final site plan approval for the Commercial Planned Unit Development Overlay located at 730 Gallatin Pike, approximately 325 feet south of Anderson Lane (6.11 acres), zoned CL, to permit a 3,500 square foot building and 3,500 canopy addition to an existing 31,714 square foot building, requested by Batson & Associates, applicant; NOL Holdings, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revision to the preliminary plan for final site plan for a portion of the Planned Unit Development to permit a 3,500 square foot building and canopy addition.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and final site plan approval for the Commercial Planned Unit Development Overlay located at 730 Gallatin Pike, approximately 325 feet south of Anderson Lane (6.11 acres), zoned Commercial Limited (CL), to permit a 3,500 square foot addition and canopy to an existing 31,714 square foot building.

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.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The site is located along Gallatin Pike, just south of Anderson Road. In 1983, the PUD was approved for a maximum of 52,100 square feet of building space. Today, the existing buildings total footprint is 31,714 square feet. The proposed revision and final site plan is to permit a 3,500 square foot building addition and canopy to the property. The proposed addition of 3,500 square feet will bring the total to 35,214 square feet; well below the maximum square footage approved.

The existing PUD already includes a main building and two accessory buildings in the rear of the site. The ingress/egress access will remain the same off of Gallatin Pike and no additional access points will be added. A total of 56 parking stalls already exist on-site, which exceeds the Metro Code requirement of 18 parking stalls for inventory/warehouse uses.

ANALYSIS

The proposed 3,500 square foot addition and canopy is consistent with the approved PUD. The addition will not exceed the maximum square footage allowed by the PUD; therefore staff finds that the proposed change is a minor modification (revision).

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

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

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
 - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
 - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
 - h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
 - i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
 - m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

FIRE MARSHAL’S OFFICE

Approved with conditions

Fire code issues for the structure will be addressed at permit application review.

PUBLIC WORKS RECOMMENDATION

No exception taken

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

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

- Approved for sanitary sewer only. Madison Suburban Utility District serves this site with water. Private sewer line plans must be submitted for review through MWS Permits Division.

MADISON SUBURBAN UTILITY DISTRICT RECOMMENDATION

Approved

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. Billboards are prohibited.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
6. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

Approve with conditions. (7-0), Consent Agenda

Resolution No. RS2015-156

"BE IT RESOLVED by The Metropolitan Planning Commission that 142-66P-001 is **Approved with conditions. (7-0)**"

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. Billboards are prohibited.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
6. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

29. 5-73P-002

MUSIC VALLEY (RESIDENCE INN & HILTON GARDEN INN)

Map 062-00, Parcel(s) 105

Council District 15 (Phil Claiborne)

Staff Reviewer: Jason Swaggart

A request to revise a portion of a Commercial Planned Unit Development for property located at 2500 Music Valley Drive, at the northwest corner of Music Valley Drive and Music City Circle, zoned CA (4.22 acres), to permit two hotels, requested by Devinder Singh Sandhu., applicant, Raman G. Dayal and Rakesh Govindji, owners.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise PUD to permit two hotels.

Revise PUD

A request to revise a portion of a Commercial Planned Unit Development for property located at 2500 Music Valley Drive, at the northwest corner of Music Valley Drive and Music City Circle, zoned Commercial Attraction (CA) (4.22 acres), to permit two hotels.

Existing Zoning

Commercial Attraction (CA) is intended for a wide range of amusement, recreational, and retail support uses typically associated with the tourist industry.

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 PUD is located on the west side of Music Valley Drive, north of the Gaylord Hotel. The PUD was originally approved in 1973, for various commercial uses including hotels and restaurants. The property is currently vacant, but was previously a hotel site.

Site Plan

The plan calls for two separate six story hotels to be constructed in two phases. The first phase will consist of 122 rooms and the second phase will consist of 110 rooms. Access into the site will be from one drive on Music Valley Drive and two drives on Music Valley Circle. A sidewalk is proposed along all street frontages.

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

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.
- On Music City Circle and western drive, indicate matching the roadside section along the Logan’s Roadhouse property. The roadside section per the approved plans is ST-200 curb and gutter, 4.5’ grass strip, and 5’ ST-210 sidewalk.
- On Music Valley, indicate matching the roadside section along the Logan’s Roadhouse property. The roadside section per the approved plans is ST-200 curb and gutter, 4.5’ grass strip, 5’ ST-210 sidewalk, and pavement widening per ST-261 pavement section.

TRAFFIC & PARKING RECOMMENDATION

No Exceptions Taken

STORMWATER RECOMMENDATION

Approve

WATER SERVICES

Approve

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
3. 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. (7-0), Consent Agenda

Resolution No. RS2015-157

“BE IT RESOLVED by The Metropolitan Planning Commission that 5-73P-002 is **Approved with conditions. (7-0)**”

CONDITIONS

1. **This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.**
2. **The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**

3. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.

30. 247-84P-001

SOUTH PLAZA SHOPPING CENTER

Map 161, Parcel(s) 082, 214, 233, 234, 305
Council District 27 (Davette Blalock)
Staff Reviewer: Brett Thomas

A request to revise the preliminary plan and final site plan approval for the Commercial Planned Unit Development for properties located at 5512, 5516, 5520, 5560, and 5750 Nolensville Pike, at the northeast corner of Old Hickory Boulevard and Nolensville Pike, zoned R10 and SCR, (27.3 acres), to revise the usage classification of portions of existing commercial buildings, requested by OHM Advisors, applicant; various property owners.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise PUD to reclassify uses within existing commercial buildings.

Revise PUD & Final Site Plan

A request to revise the preliminary plan and final site plan for property within a commercial PUD located at 5512, 5516, 5520, 5560, and 5750 Nolensville Pike, at the northeast corner of Old Hickory Boulevard and Nolensville Pike (27.3 acres), zoned One and Two-Family Residential (R10) and Shopping Center Regional (SCR), to reclassify uses within existing commercial buildings.

Existing Zoning

Shopping Center Regional (SCR) is intended for high intensity retail, office, and consumer service uses for a regional market area.

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

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 at the northeast corner of Old Hickory Boulevard and Nolensville Pike. The PUD was originally approved in 1984 and consists of 337,063 square feet of various uses. The PUD is currently developed and includes a Lowes, along with other retail, office, and restaurants.

Site Plan

The purpose of this plan is to reclassify portions of existing commercial buildings. Approximately 40,385 square feet of second floor retail shops in the northeast corner of the site is being reclassified as office. One 10,260 square foot retail unit south of that building is proposed to be reclassified as restaurant, full service.

A variance was issued by the Metropolitan Board of Zoning Appeals, Case No. 2006-127, to permit fewer parking spaces than what was required by the Zoning Code. The proposed reclassifications do not generate any additional required parking spaces; the existing parking variance remains in effect.

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.

PUBLIC WORKS RECOMMENDATION

No exceptions taken

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

TRAFFIC & PARKING RECOMMENDATION

No exceptions taken

STORMWATER RECOMMENDATION

N/A

WATER SERVICES

Approved

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. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

Approve with conditions. (7-0), Consent Agenda

Resolution No. RS2015-158

"BE IT RESOLVED by The Metropolitan Planning Commission that 247-84P-001 is **Approved with conditions. (7-0)**"

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. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

Subdivision: Final Plats

31. 2015S-038-001

RESUB. LOT 1, ALEXANDER'S PETWAY AVE.

Map 082-04, Parcel(s) 306
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

A request for final plat approval to create two lots on property located at 998 McFerrin Ave., at the northwest corner of McFerrin Ave. and Petway Ave., zoned RS5 and Greenwood Neighborhood Conservation Overlay (0.34 acres) , requested by CK Surveyors, applicant; Autumn Key, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Create two lots.

Final Plat

A request for final plat approval to create two lots on property located at 998 McFerrin Ave., at the northwest corner of McFerrin Ave. and Petway Ave., zoned Single-Family Residential (RS5) and Greenwood Neighborhood Conservation Overlay (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.*

CRITICAL PLANNING GOALS

- Supports Infill Development

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

PLAN DETAILS

The applicant requests final plat approval for a two lot subdivision of property located at 998 McFerrin Avenue. The proposed subdivision is considered an infill subdivision and also is located in the Greenwood Neighborhood Conservation Overlay. Therefore, the subdivision is reviewed against the criteria for determining compatibility for designated historic districts that is outlined in Section 3-5.4 of the Subdivision Regulations.

The existing lot is 14,817 square feet and is proposed to be subdivided into two lots with the following areas and street frontages:

- Lot 1: 6,526 Sq. Ft., (0.15 Acres), and 38.63 Ft. of frontage;
- Lot 2: 8,291 Sq. Ft., (0.19 Acres), and 49.3 Ft. of frontage.

The site is located at the northwest corner of McFerrin Avenue and Petway Avenue, east of Ellington Parkway. Alley access is not available to the site and both lots have less than 50' of frontage. As a result, shared access is required per the Subdivision Regulations. The plan incorporates a joint access along the rear of the lots along Petway Avenue. The existing house on Lot 1 is to remain, and the site is served by existing sidewalks. The plan includes 0.5' right-of-way dedication on McFerrin Avenue per the Major and Collector Street Plan.

ANALYSIS

Lot Compatibility

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

Designated Historic Districts

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

Zoning Code

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

Historical Commission Recommendation

The Historical Commission has reviewed the subdivision and recommends approval with the condition that the final site plan and new construction be approved by the Metro Historic Zoning Commission since the property is located within the Greenwood Neighborhood Conservation Overlay.

Agency Review

All reviewing agencies recommend approval.

FIRE MARSHAL RECOMMENDATION

N/A

HISTORIC ZONING RECOMMENDATION

Approved with conditions

- Recommend approval with the final site plan and new construction to be approved by the MHZC.

PUBLIC WORKS RECOMMENDATION

No exception taken

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

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

CONDITIONS

1. Prior to recordation, the required capacity fees shall be paid to Water Services.
2. Prior to recordation, the plat shall clearly show the proposed right-of-way dedication on McFerrin Avenue.
3. Prior to recordation, a note shall be added restricting both lots to the joint access easement from Petway Avenue.

Approve with conditions. (7-0), Consent Agenda

Resolution No. RS2015-159

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-038-001 is **Approved with conditions. (7-0)**"

CONDITIONS

1. Prior to recordation, the required capacity fees shall be paid to Water Services.
2. Prior to recordation, the plat shall clearly show the proposed right-of-way dedication on McFerrin Avenue.
3. Prior to recordation, a note shall be added restricting both lots to the joint access easement from Petway Avenue.

L. OTHER BUSINESS

32. Employee contract renewal for Bob Leeman, Leslie Meehan, and Doug Sloan and an employee contract extension for Rick Bernhardt

Approve (7-0), Consent Agenda

Resolution No. RS2015-160

"BE IT RESOLVED by The Metropolitan Planning Commission that the Employee contract renewal for Bob Leeman, Leslie Meehan, and Doug Sloan and an employee contract extension for Rick Bernhardt is **Approved. (7-0)**"

33. Certification of Bonus Height Compliance for 1100 Charlotte Avenue

Approve (7-0), Consent Agenda

Resolution No. RS2015-161

"BE IT RESOLVED by The Metropolitan Planning Commission that the Certification of Bonus Height Compliance for 1100 Charlotte Avenue is **Approved. (7-0)**"

34. Memorandum of Agreement between the City of Johnson City (on behalf of the Johnson City Metropolitan Transportation Planning Organization) and the Nashville-Davidson County Metropolitan Planning Commission (on behalf of the Nashville Area MPO) for sharing TIP software upgrades.

Approve (7-0), Consent Agenda

Resolution No. RS2015-162

"BE IT RESOLVED by The Metropolitan Planning Commission that the Memorandum of Agreement between the City of Johnson City (on behalf of the Johnson City Metropolitan Transportation Planning Organization) and the Nashville-Davidson County Metropolitan Planning Commission (on behalf of the Nashville Area MPO) for sharing TIP software upgrades is **Approved. (7-0)**"

35. Historic Zoning Commission Report

36. Board of Parks and Recreation Report

37. Executive Committee Report

a. Approve a revised special meeting schedule for consideration of the NashvilleNext General Plan as follows.

Monday, June 15, 2015 – Special Called MPC Meeting for a Public Hearing on the NashvilleNext Plan; 3:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

Monday, June 22 2015 – Special Called MPC Meeting to consider NashvilleNext Plan; 1:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

Approve (7-0), Consent Agenda

Resolution No. RS2015-163

“BE IT RESOLVED by The Metropolitan Planning Commission that the Revised special meeting schedule for consideration of the NashvilleNext General Plan is **Approved. (7-0)**”

b. Recommended procedures for the public hearing and consideration of the NashvilleNext General Plan

Mr. Clifton moved and Ms. LeQuire seconded the motion to approve Item 37b. (7-0)

Resolution No. RS2015-164

“BE IT RESOLVED by The Metropolitan Planning Commission that the Recommended procedures for the public hearing and consideration of the NashvilleNext General Plan is **Approved. (7-0)**”

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

Approve (7-0), Consent Agenda

Resolution No. RS2015-165

“BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are **Approved. (7-0)**”

39. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

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 11, 2015

MPC Meeting

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

June 15, 2015

Special Called MPC Meeting for a Public Hearing on the NashvilleNext Plan

3pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

June 22, 2015

Special Called MPC Meeting to consider NashvilleNext Plan

1pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

June 25, 2015

MPC Meeting

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

N. ADJOURNMENT


The meeting adjourned at 6:34 p.m.

Chairman

Secretary



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

Date: May 14, 2015
To: Metropolitan Nashville-Davidson County Planning Commissioners
From: Richard C. Bernhardt, FAICP, CNU-A 
Re: Executive Director's Report

The following items are provided for your information.

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

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

B. MPC Workshops on NashvilleNext Draft Plan

1. **#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; Parkwood/Union Hill; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; North Nashville; Madison and South Nashville Community Plan Updates

C. May 14, 2015 MPC meeting NashvilleNext MPC Topic

1. **Map App Demo (Higgs) and Missing Middle Housing (Saliki)**
2. May 28, 2015 - Overview of Feedback during Phase V (Claxton) and Procedures for June 10 and June 15, 2015 MPC meetings on NashvilleNext (Bernhardt)

D. Communications

1. For the second consecutive year, NashvilleNext won multiple Parthenon Awards for communications excellence, presented by the Nashville chapter of the Public Relations Society of America. The “Pick your Nashville” campaign won top honors for Public Relations Campaign, Community Relations Campaign, Feature Writing, Pitch Material, and Photography, while the entire NashvilleNext campaign won a Parthenon for new media/social media outreach. NashvilleNext also won Awards of Merit for the Pick your Nashville brochures and booklets, the NashvilleNext Lounge displays, and our online videos.

2. The Planning Department was recently recognized as a “Bike Friendly Business” by the League of American Bicyclists - one of sixteen locally and 161 across the country.

E. Community Planning

1. The UT design studio students’ work on application of missing middle housing is complete and designs and analysis has been provided.

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

1. I have attached a copy of the revised Procedures for the Planning Commission for the NashvilleNext hearing and consideration on June 15 and June 22, 2015. This is a recommendation from the Executive Committee and is revised to include additional time for Planning Commission members to request amendments and the revised schedule.

I. NashvilleNext

1. NashvilleNext Overall Schedule

- a. May 13 Static draft of NashvilleNext Plan Elements posted
- b. May 13 Public review and comment continues to June 15 in response to the static draft.
- c. May 18 Static draft of NashvilleNext Plan Community Character Manual, Community Plans and Access 2040 Nashville posted
- d. May 18 MPC NashvilleNext Workshop #5/5
- e. June 15 Planning Commission Public Hearing for NashvilleNext Plan
- f. June 22 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 (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, 2nd 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, 2nd 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 5/8/2015**.

APPROVALS	# of Applications	Total # of Applications 2015
Specific Plans	1	9
PUDs	0	0
UDOs	0	3
Subdivisions	2	25
Mandatory Referrals	5	50
Total	8	87

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)
3/31/2015	5/5/2015	RECOM APPR	2014SP-066-002	SKY HOUSE NASHVILLE (FINAL)	A request for final site plan approval for the Skyhouse Nashville Specific Plan District for properties located at 1701 & 1707 Broadway & 115, 119 & 121 17th Avenue South, at the southwest corner of Broadway and 17th Avenue South, (1.47 Acres), to permit a mixed use building of up to 25 stories in height, requested by Kimley-Horn, applicant; West End Capital, LLC, owner	19 (Erica S. Gilmore)

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

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

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

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

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
4/21/2015	4/28/2015	RECOM APPR	2015M-012EN-001	GULCH CROSSING AERIAL ENCROACHMENT	A request to allow an encroachment comprised of exterior signage encroaching the public right-of-way for property located at 1033 Demonbreun Street, requested by Civil Site Design Group, applicant; Gulch Crossing, LLC, owner.	19 (Erica S. Gilmore)
4/20/2015	4/28/2015	RECOM APPR	2015M-026ES-001	CHURCH STREET MULTIFAMILY	A request to abandon approximately 1,240 linear feet of sanitary sewer and easement and the acceptance of a new manhole, and 30 linear feet of 12" DIP for various properties along George L Davis Boulevard, 12th Avenue North, and Church Street (Project No. 15-SL-11), requested by Metro Water Services, applicant; North Gulch Partners II, LLC, owner.	19 (Erica S. Gilmore)
4/17/2015	4/28/2015	RECOM APPR	2015M-025ES-001	BROADSTONE 8TH SOUTH DEVELOPMENT	A request to abandon approximately 126 linear feet of an 8" sanitary sewer and easement on property located at Elliott Avenue (unnumbered) (Project No. 15-SL-42), requested by Metro Water Services, applicant; Eighth South, LLC., owner.	17 (Sandra Moore)
4/17/2015	4/29/2015	RECOM APPR	2015M-003SR-001	WOODLAND POINT DRIVE RENAMING	A request to rename Woodland Point Drive to "Woodland Pointe Drive" from Bell Road to the cul-de-sac, requested by Woodland Pointe Homeowner's Association, applicant; various property owners.	13 (Josh Stites)
4/29/2015	5/7/2015	RECOM APPR	2015M-010PR-001	JEFFERSON STREET POLICE HEADQUARTERS	A request authorizing the Director of Public Property, or his designee, to exercise options to purchase real property for use in a public project for the Metropolitan Government of Nashville and Davidson County and specifically with relation to the construction of a new Police Headquarters in the Jefferson Street corridor area, requested by the Metro Finance - Public Property Department; various property owners.	19 (Erica S. Gilmore)

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						

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					

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
11/6/2013	4/27/2015	APADMIN	2013S-225-001	R.W. TURNER, RESUB LOTS 1-4	A request for final plat approval to shift lot lines between properties located at 5401 and 5409 Charlotte Avenue and 331 and 333 54th Avenue North, at the southwest corner of Charlotte Avenue and 54th Avenue North, zoned CS and located within the Floodplain Overlay District (1.51 acres), requested by Galyon Northcutt, applicant; Covington Revocable Trust, Emily K. Deford, John and Lisa Henderson and Scott Moskovitz, owners.	24 (Jason Holleman)
3/12/2015	5/2/2015	APADMIN	2015S-047-001	WEST NASHVILLE SUBDIVISION, RESUB LOTS 821 & 823	A request for final plat approval to create two lots on property located at 4910 Indiana Avenue, approximately 345 feet east of 51st Avenue North, zoned R6 (0.28 acres), requested by Xcel Land Surveying, applicant, Terry Woodall, owner.	20 (Buddy Baker)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
4/20/2015	Approved Extension/Reduction	2013B-037-002	FAWN CROSSING, SECTION 3
4/20/2015	Approved Extension	2014B-012-002	HARVEST GROVE, SECTION 2
4/24/2015	Approved Replacement	2009B-004-007	CROSSINGS CIRCLE RIGHT-OF-WAY ABANDONMENT & DEDICATION
4/24/2015	Approved Extension/Reduction	2014B-015-003	SECOND ADDITION TO SUGAR VALLEY, PHASE 3, SECTION 2
5/6/2015	Approved New	2015B-010-001	JAMES BURNS, RESUB
5/6/2015	Approved Extension/Reduction	2014B-014-002	PARKSIDE
5/6/2015	Approved New	2015B-014-001	PLAN OF WEST NASHVILLE RESUBDIVISION
5/6/2015	Approved Extension/Reduction	2006B-013-009	RIVENDELL WOODS, PHASE 1, SECTION 1
5/6/2015	Approved New	2015B-013-001	WEST NASHVILLE SUBDIVISION, RESUB LOTS 821 & 823
5/7/2015	Approved Extension/Reduction	2013B-029-002	HIGH POINT, PHASE 2, SECTION 1
5/7/2015	Approved Extension/Reduction	2014B-019-002	HIGH POINT, PHASE 2, SECTION 2

Schedule

- A. **Thursday, May 14, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Monday, May 18, 2015** – [MPC NashvilleNext Workshop #6/6](#); 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
- C. **Thursday, May 28, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Monday, June 15, 2015** – [Special Called MPC Meeting for Public Hearing on NashvilleNext Plan](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, June 11, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Monday, June 22, 2015** – [Special Called MPC Meeting to consider NashvilleNext Plan](#); 1pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, June 25, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, July 23, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, August 13, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Thursday, August 27, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Thursday, September 10, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, September 24, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Thursday, October 8, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. **Thursday, October 22, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. **Thursday, November 12, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- P. **Thursday, December 10, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Q. **Thursday, January 14, 2016** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center



**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**
Metropolitan Planning Commission
Metro Office Building
800 2nd Avenue S.
Nashville, Tennessee 37210

Date: May 14, 2015

To: Metropolitan Planning Commission

From: Planning Commission Executive Committee
(Commissioners McLean, Adkins and LeQuire)

Re: REVISED - Recommended procedures for the public hearing and consideration of the NashvilleNext General Plan.

Recommendation: Approval of the recommended procedures for the public hearing and consideration of the NashvilleNext General Plan.

The Executive Committee met on April 23, 2015 and in accordance with Section VII B8 of the Commission's Rules and Procedures recommends the Planning Commission approve the following procedure for the public hearing and consideration of the NashvilleNext General Plan and component updates currently scheduled for June 15 and June 22, 2015.

**June 15, 2015 (4:00 pm) – Metro Planning Commission Meeting – NashvilleNext Public Hearing
700 Second Ave. South, Howard Office Building, Sonny West Conference Center**

1. Members of the audience desiring to address the Planning Commission will be asked to complete the **Request to Speak** form (draft copy attached) noting the topic and details of their request.
 - a. Speakers will be given the opportunity to sign up for a 30 minute window to speak.
 - b. Speakers will be taken during the 30 minute window they designate or are assigned.
2. **Meeting Called to Order by the Chair**
3. Recognition of **Metro Council Members** that may want to speak
4. Staff Presentation on NashvilleNext including any staff recommended amendments from the static draft period.
5. **Chair opens the Public Hearing**
 - a. **Process for Hearing**
 - i. Each person may address the Planning Commission once
 - ii. All comments - 2 minutes maximum
 - iii. All persons desiring to address the Commission are to line up at podium to speak

- iv. Hand **Request to Speak** form to staff for consideration by the Planning Commission.
- v. Continue Public Hearing until all comments received
- vi. Following all Public Comment, staff will present any amendments requested during Static Draft review period but not presented at the Public Hearing.

6. Chair declares the Public Hearing Closed

7. Chair asks for a Motion and Second to Approve Nashville Next per staff recommendation¹ (see footnote in re Roberts Rules of Order, Article I, Part 2)
8. Short recess for Staff to assemble information for Commission
9. Staff will provide Planning Commission members a list of all requested amendments presented during the public hearing and copies of the **Request to Speak** form the speaker provided outlining or detailing their request.
10. Planning Commission members will identify any potential amendments for consideration by the full Planning Commission at the June 22, 2015 meeting. Any Planning Commissioner can make or request any amendment(s) be considered. No vote will be necessary. Amendments can come from the list provided by staff or any amendment desired by a Planning Commissioner, if not on the list. **Planning Commissioners may subsequently request that other items be pulled from the list provided that any requests are provided to the Executive Director by 12:00 noon on Wednesday, June 17, 2015.**
11. Continue the meeting to June 22, 2015 to allow staff time to prepare information and/or proper wording on the potential amendments for the Commission's consideration.

¹ Roberts Rules of Order

Art. I. How Business Is Conducted in Deliberative Assemblies.

2. What Precedes Debate. Before any subject is open to debate it is necessary, first, that a motion be made by a member who has obtained the floor; second, that it be seconded (with certain exceptions); and third, that it be stated by the chair, that is, by the presiding officer. The fact that a motion has been made and seconded does not put it before the assembly, as the chair alone can do that. He must either rule it out of order, or state the question on it so that the assembly may know what is before it for consideration and action, that is, what is the *immediately pending question*. If several questions are pending, as a resolution and an amendment and a motion to postpone, the last one stated by the chair is the immediately pending question.

While no debate or other motion is in order after a motion is made, until it is stated or ruled out of order by the chair, yet members may suggest modifications of the motion, and the mover, without the consent of the seconder, has the right to make such modifications as he pleases, or even to withdraw his motion entirely before the chair states the question. After it is stated by the chair he can do neither without the consent of the assembly as shown in [27\(c\)](#). A little informal consultation before the question is stated often saves much time, but the chair must see that this privilege is not abused and allowed to run into debate. When the mover modifies his motion the one who seconded it has a right to withdraw his second.

June 22, 2015 (1:00 pm) - Metro Planning Commission Meeting – NashvilleNext Discussion and Consideration - 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

1. Reconvene the meeting from June 15, 2015 and Call the meeting to order
2. **Note - Public Hearing Closed**
3. Note - Motion to approve the plan in accordance with staff recommendation is on the floor
4. Open MPC discussion on motion
5. Consider **Consent Agenda of Amendment Approvals** (if any) – Amendments proposed by staff and/or requested by the Commission on June 15, 2015 with Staff concurrence and no known opposition.
 - a. Any Commissioner can request individual consideration of any amendment on the Consent Agenda by the Commission and it shall be removed from the Consent Agenda.
 - b. Vote on Consent Agenda Amendments.
6. Entertain **Individual Amendments** requested at the June 15, 2015 meeting
 - a. Amendments will be presented in the following order
 - i. Vision, Trends, Strategy
 - ii. Elements
 - iii. Actions
 - iv. Access Nashville 2040
 - v. Community Character Manual
 - vi. Community Plans (in alphabetical order)
 - b. Staff will present information on each individual amendment
 - c. **Motion needed to approve specific individual amendment**
 - d. **If motion made**, discuss individual amendment
 - e. Vote on the individual amendment
 - f. **If no motion**, move to the next individual amendment without discussion
7. At conclusion of all amendments, begin discussion on the main motion to approve **NashvilleNext as amended**
8. Vote on the motion to approve NashvilleNext as amended. 6 Votes required to pass the motion and adopt the plan.
9. Adjourn