

Metropolitan Planning Commission



Staff Reports

May 14, 2015



Metro Planning Commission Meeting of 05/14/2015

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

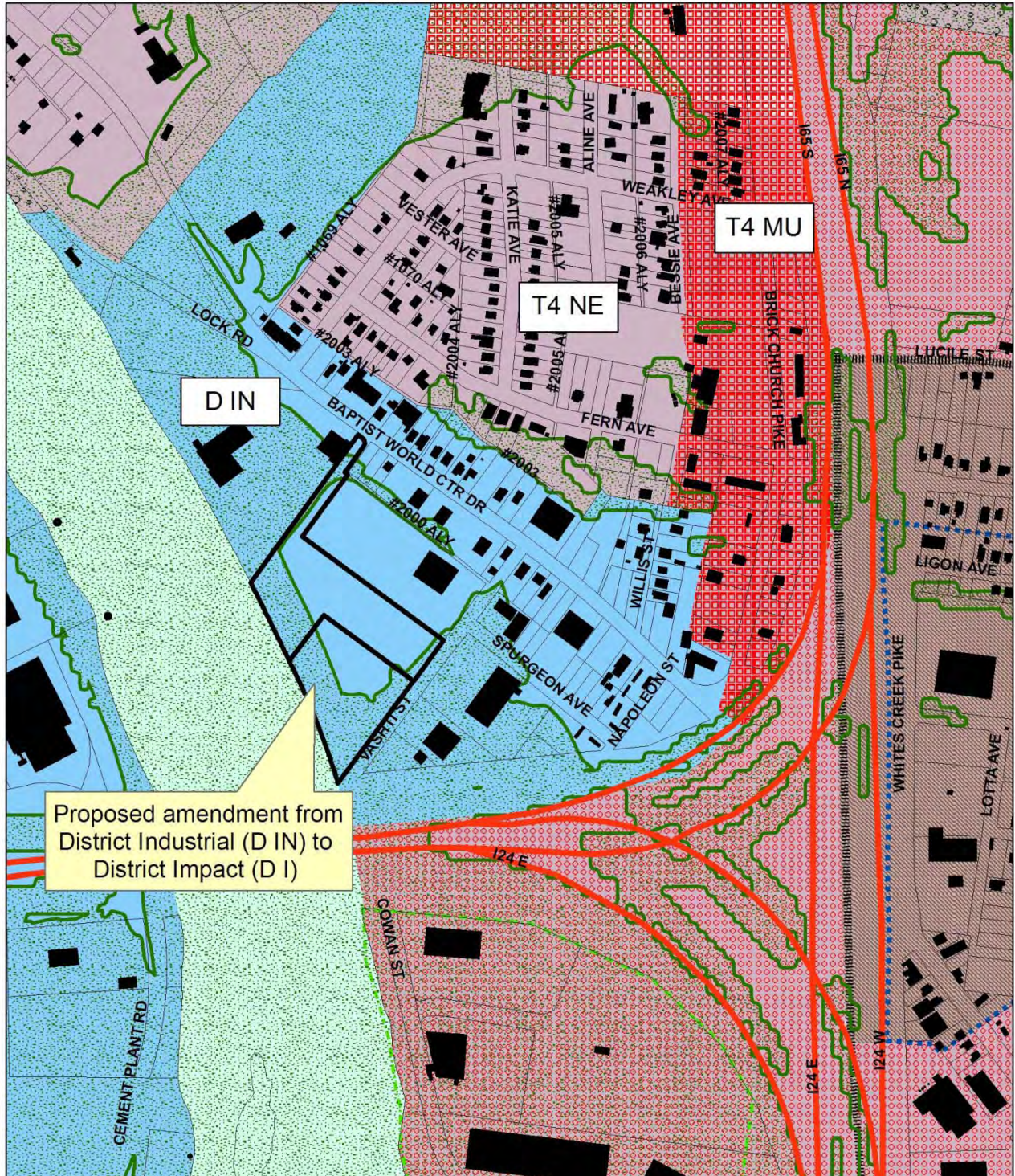


PREVIOUSLY DEFERRED ITEMS

- **Community Plan Amendments**
- **Specific Plans**
- **Planned Unit Developments**



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



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

Deferrals This request was deferred from the January 22, 2015, February 26, 2015, March 12, 2015, and April 9, 2015, Planning Commission meetings.

Staff Reviewer McCullough
Staff Recommendation *Disapprove.*

APPLICANT REQUEST
Amend District Industrial to District Impact.

Minor Plan Amendment

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

Current Land Use Policy

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

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.

Requested Land Use Policy

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

Growth and Preservation Concept Map

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of



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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. *This proposal will be posted in the May 15, 2015 Static Draft of NashvilleNext.*

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.

BACKGROUND

The properties in question are two of three owned by the applicant in the area. Additional uses in the area include a number of food processing facilities, a scrap metal purchaser, and single family residences.

The adjacent neighborhood has been the subject of significant development in the past year, and is in T4 Urban Neighborhood Evolving Policy.

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

COMMUNITY PARTICIPATION

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

Representatives of the applicant described the new facility as a cleaner version, using new technology to address issues of pollution, as well as the strict federal and state guidelines the operation must follow.

During the meeting, it was suggested that the proposed vegetation buffers around the site be increased, and additional site work be completed around a third property, located at 1326 Baptist World Center Drive. Neighbors also asked how tall the batch plant needed to be to function and the applicant agreed to looking into the lowest height they would need to operate at acceptable levels. Representatives of the applicant stated that they would reach out to the property owners that are particularly concerned about pollution (those working with produce), to discuss their concerns.

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

ANALYSIS

The properties, 6.94 acres are adjacent to the Cumberland River, north of Interstate 65/24, and south of Baptist World Center Drive. Residential areas are immediately adjacent and across Baptist World Center Drive.



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This case was originally heard at the March 12, 2015 Planning Commission meeting. After much discussion concerning questions raised by the community, the Planning Commission voted to defer the item and associated zone change, and requested that additional information be provided by the applicant and staff in advance of the rescheduled public hearing. As part of providing additional requested information to the Commissioners, the staff provided information related to the Riverfront Master Plan, created for the city in 2007. This plan proposes changes to the area along the river to connect the city back to the river through new recreational opportunities and addition of residential and mixed use development, from the I-65 Bridge on the north, to the I-24 Bridge to the south. The plan is organized in phases, with the changes to the northernmost section of the study (referred to as “downriver”) to be completed during the fourth or fifth phase of development. The city is in phase one of this master plan.

NashvilleNext, the county’s general plan update, has been exploring areas in which the existing policy could require revisions in order to accomplish the goals of the plan. Several discussions regarding the amount of Industrial areas adjacent to the Cumberland River have occurred, resulting in amending the policy in some areas from District Industrial to T5 and T4 Mixed Use Neighborhood Policy. The area directly to the south, Cowan Street, is proposed to become T5 Mixed Use and has already begun the process of transformation with a recent rezoning to a mixed use district for Top Golf. When reviewing this location, the proximity to the Cumberland River and Conservation Policy, and hearing the community’s ideas for the future of their neighborhood as a higher intensity mixed use and residential area, staff finds that this area should also be a mixed use policy, though less intense than the policy on Cowan Street since it is abutting a primarily residential neighborhood. Therefore, staff has proposed to change this property and the surrounding District Industrial policy area to T4 Mixed Use Neighborhood.

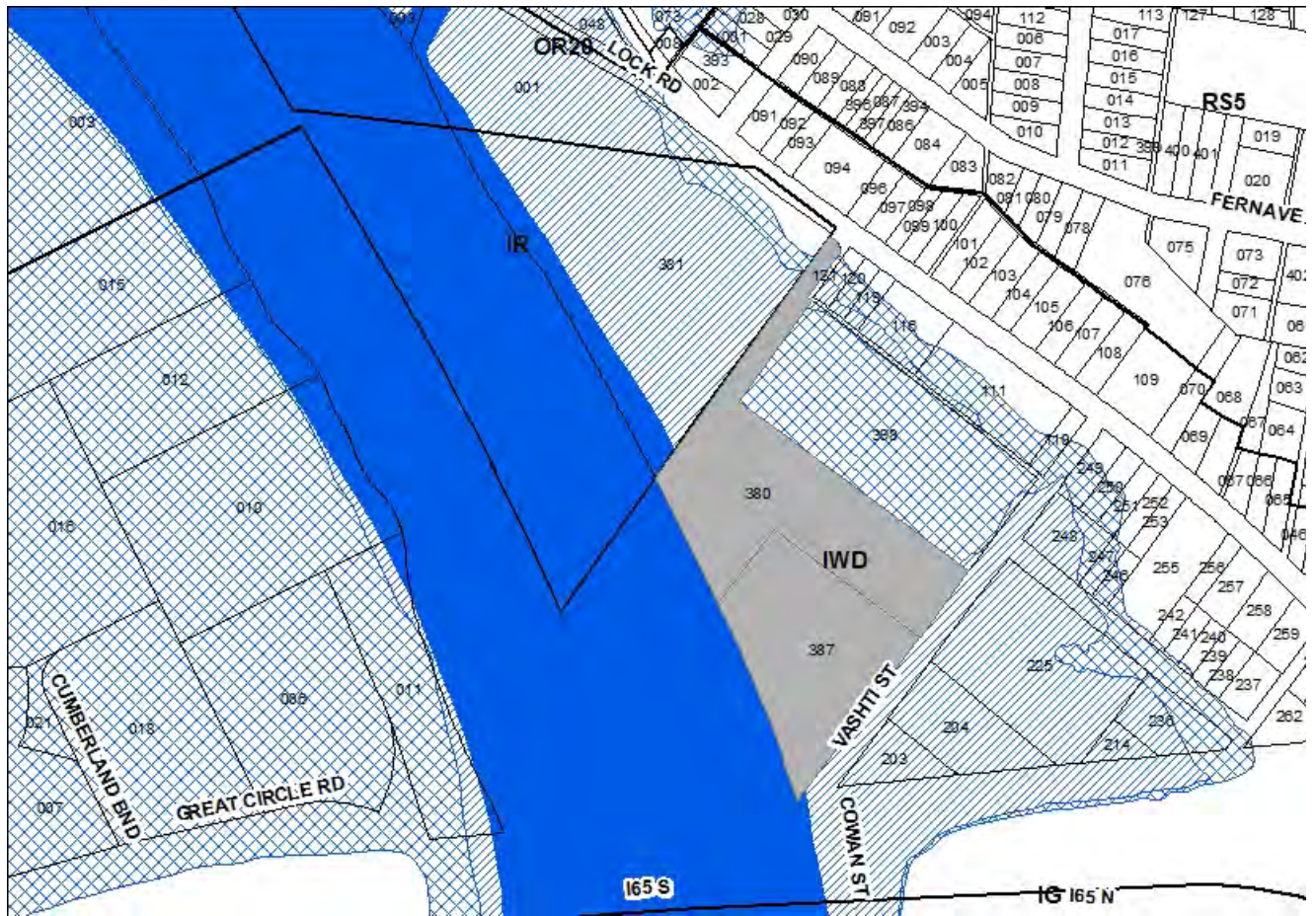
The proposal in NashvilleNext to T4 Mixed Use Neighborhood is intended to create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. These areas are 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. The static draft of NashvilleNext, which will be posted on May 15, 2015, will include the portions of the property not in Conservation policy, as well as the surrounding properties, in T4 Mixed Use Neighborhood.

STAFF RECOMMENDATION

Based on additional information, and the proposed changes to the community plan through NashvilleNext, staff recommends disapproval of the plan amendment to District Impact.



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2015SP-012-001

NASHVILLE READY MIX VASHTI STREET OPERATION

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

03, Bordeaux - Whites Creek

02 (Frank R. Harrison)



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

Deferrals This request was deferred from the January 22, 2015, February 26, 2015, March 12, 2015, and April 9, 2015, Planning Commission meetings.

Staff Reviewer Logan
Staff Recommendation *Disapprove.*

APPLICANT REQUEST

Preliminary SP to permit a concrete batch plant.

Preliminary SP

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

Existing Zoning

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

Proposed Zoning

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

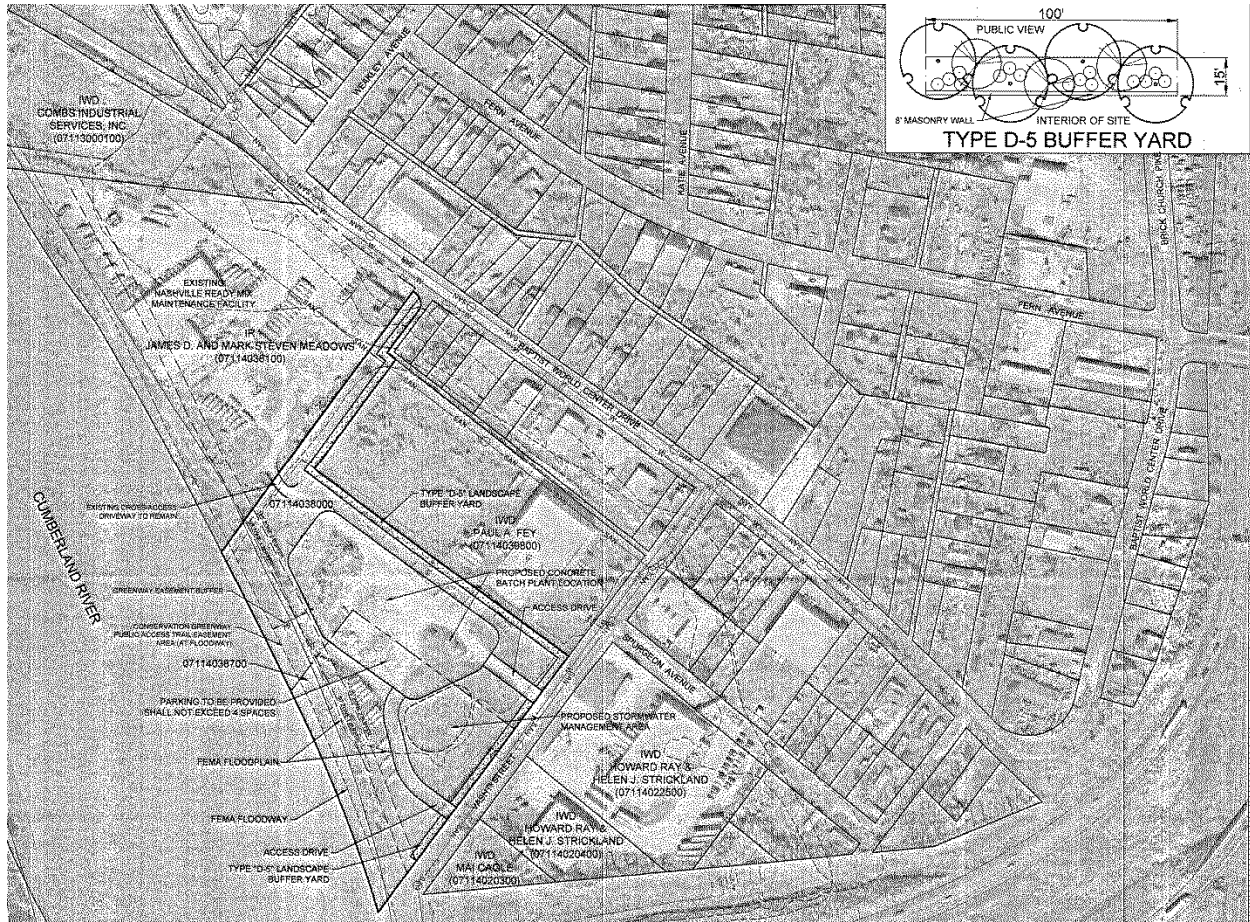
BORDEAUX-WHITES CREEK COMMUNITY PLAN

Current Policy

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



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Proposed Site Plan



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Requested Policy

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Growth and Preservation Concept Map

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

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.

Consistent with Policy?

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

Staff is recommending disapproval of the proposed plan amendment, given that the request is inconsistent with the current policy and the Growth and Preservation Concept Map recommendation of Urban Mixed Use Neighborhood (T4 MU).

PLAN DETAILS

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

The plan proposes the development of a concrete batch plant, which is classified as a heavy manufacturing use, allowed only within the Industrial General (IG) district. The plant would include a silo that is proposed to reach a height of 73 feet and would have a support office on the site.

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



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The applicant has proposed to buffer the site with a Type D-5 buffer, which would be 15 feet in width and include an 8' masonry wall, 4 canopy trees, 3 understory trees and 15 shrubs, along the Vashti frontage, northern property line and portion of the site that extends up to Baptist World Center Drive. The following notes were also added to the plan:

1. Signage shall be limited to one monument sign with a maximum size of 64 square feet of signage and a maximum height of 10 feet.
2. All lighting shall be projected downward and shall not project onto adjacent properties.

SUPPLEMENTAL INFORMATION

At the March 12, 2015, Planning Commission meeting, the Commission requested additional information from the applicant and opponents. Both the applicant and the opponents submitted information, which was posted on the Planning Department's website. Both were asked to address the following:

Airborne dust concerns:

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

Water run-off related to dust control:

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

River-related issues:

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

Manufacturing/Processing details:

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

Provide specific suggestions for additional conditions in the SP.



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The applicants provided supplemental information, mainly regarding the manufacturing process and permitting information. Staff found that the information submitted by the applicant was insufficient in detail to answer the questions asked by the Planning Commission. Sufficient information regarding health concerns and environment concerns was not submitted. Staff has not received information from the applicant regarding the attendance of anyone from the permitting authorities at the May 14, 2015, Planning Commission meeting.

The opponents provided supplemental information, primarily related to health concerns of coal ash and the redevelopment of Katie Hill.

ANALYSIS

This site is currently zoned for light industrial uses, but proposed for a concrete batch plant, which is heavy manufacturing use. The currently policy and the Growth and Conservation Policy Map do not support a heavy manufacturing use. Given the transition of the surrounding area from an industrial area to an Urban Mixed Use Neighborhood, bordering a residential neighborhood, staff has recommended disapproval of the requested plan amendment. Because the current and proposed policies do not support this use, staff recommends disapproval of the SP.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Preliminary SP approved

PUBLIC WORKS RECOMMENDATION

No exceptions taken

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

TRAFFIC AND PARKING RECOMMENDATION

No exceptions taken

No traffic table was prepared. This request is not expected to generate a significant difference in traffic.

METRO WATER RECOMMENDATION

Approved as a Preliminary SP only.

STAFF RECOMMENDATION

Staff recommends disapproval because the request is inconsistent with the current policy and Growth and Preservation Concept Map.



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CONDITIONS (if approved)

1. Direct staff to show the property as D-I in the draft Growth and Preservation Map for consideration on June 10, 2015.
2. Correctly depict a Conservation Greenway Public Access Trail Easement Area, including all of the floodway plus 75 feet along the entire length of the property abutting the riverfront, and dedicate the easement prior to final site plan approval.
3. Operating hours are limited to 6:00 am- 5:00 pm, Monday through Friday, and 7:00 am to 12:00 pm on Saturdays.
4. Permitted are all uses under IWD zoning and concrete batch plant.
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. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the IWD zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.



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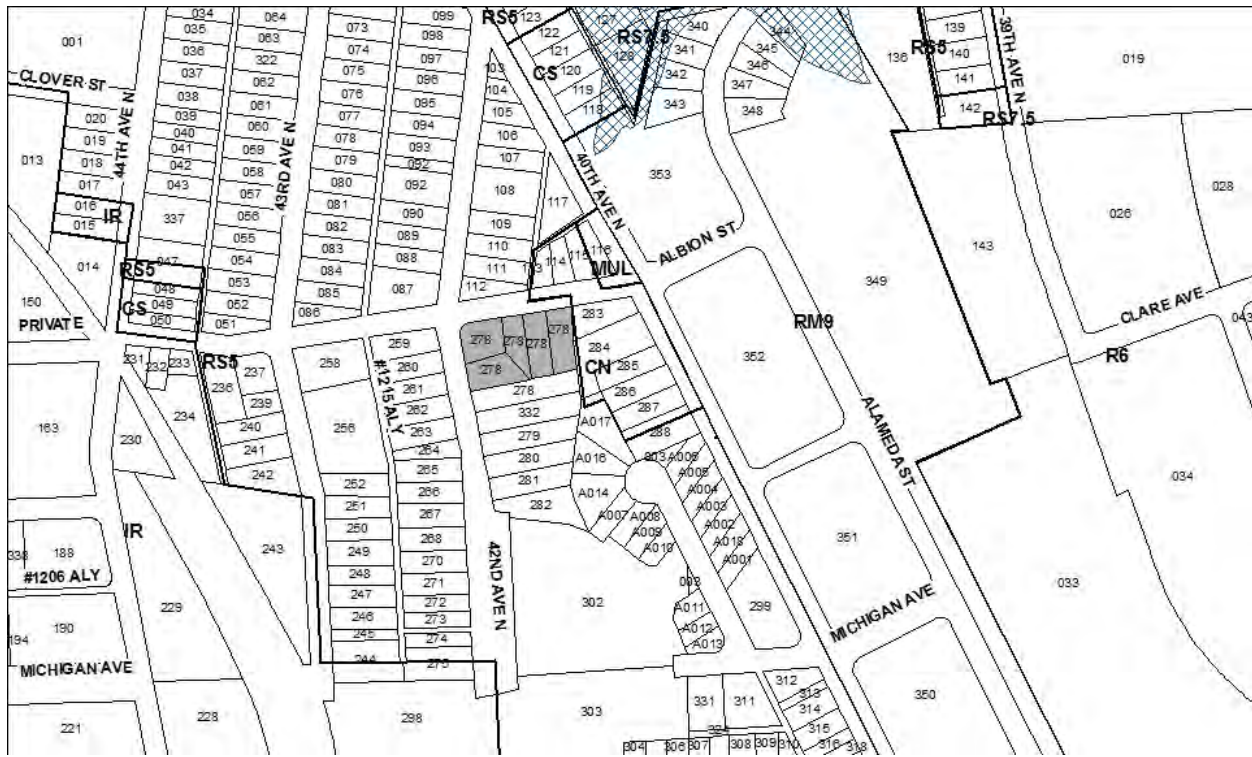
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2015SP-016-001
1922 BROADWAY
Map 092-16, Parcel(s) 139, 141, 143
10, Green Hills – Midtown
19 (Erica S. Gilmore)



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2015SP-032-001

MENDING HEARTS

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

08, North Nashville

21 (Edith Taylor Langster)



Project No. 2015SP-032-001
Project Name Mending Hearts
Council District 21 – Langster
School District 1 – Gentry
Requested by T-Square Engineering and Metro Nashville Planning Department, applicants; Mending Hearts, Inc., owner.

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

Staff Reviewer Sajid
Staff Recommendation *Defer indefinitely.*

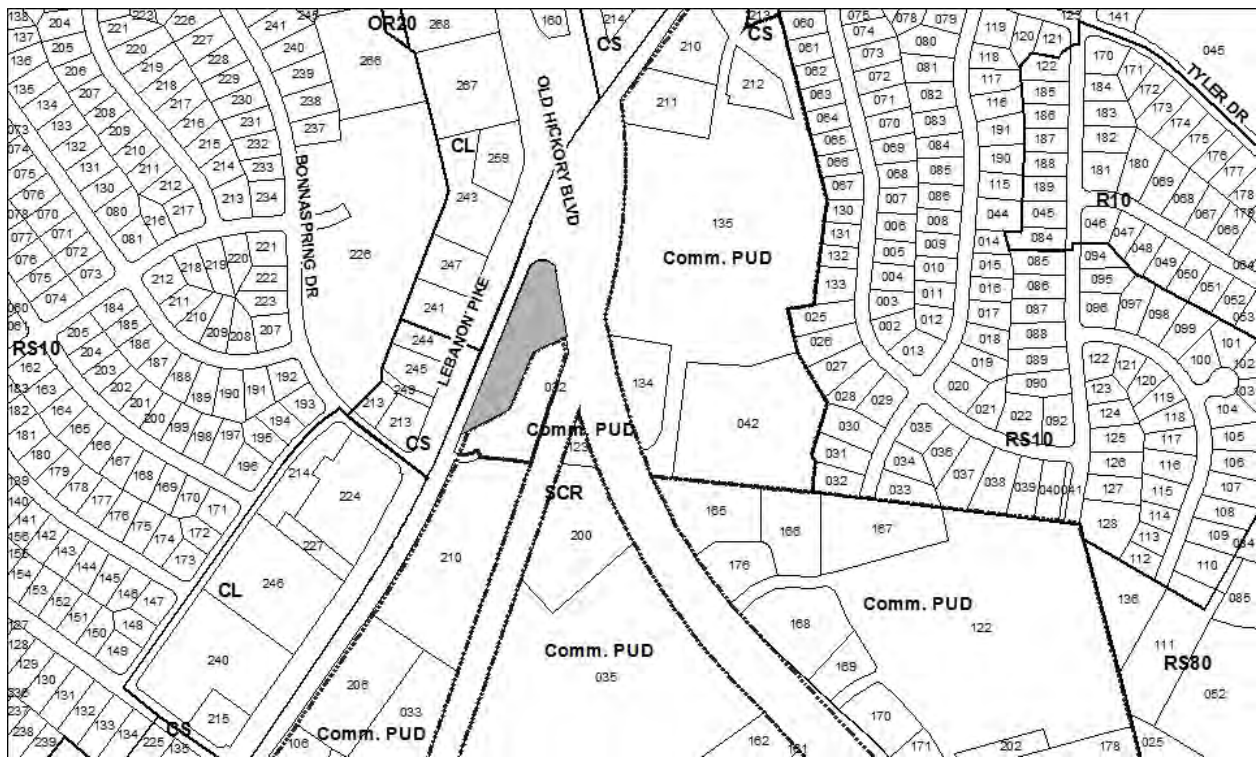
APPLICANT REQUEST
Preliminary SP to permit up to 26 multi-family units.

Preliminary SP
A request to rezone from Single-Family Residential (RS5) to Specific Plan-Residential (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.

STAFF RECOMMENDATION
Staff recommends an indefinite deferral at the request of the applicant.



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128-78G-001

HERMITAGE BUSINESS CENTER PUD (AMENDMENT)

Map 075, Part of Parcel(s) 032

14, Donelson - Hermitage

14 (James Bruce Stanley)



Project No. **Planned Unit Development 128-78G-001**
Project Name **Hermitage Business Center (Amendment)**
Council District 14-Stanley
School District 4-Shepherd
Requested by Civil Site Design Group, PLLC, applicant; Richard H. Watts Family Ltd. Partnership, owner.

Deferrals This case was deferred from the February 12, 2015, March 12, 2015, and April 23, 2015, Planning Commission meetings.

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

APPLICANT REQUEST

Amend PUD to add 1.2 acres to the existing commercial PUD.

Amend PUD

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 Shopping Center Regional (SCR), to add 1.2 acres to the boundary of the PUD.

STAFF RECOMMENDATION

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



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RECOMMENDATIONS TO METRO COUNCIL

- **Specific Plans**
- **Zoning Text Amendments**
- **Zone Changes**



NO SKETCH



Project No.	Text Amendment 2015Z-008TX-001
Project Name	Community Education
Council Bill	BL2015-1098
Council District	Countywide
School District	Countywide
Requested by	Councilmember Fabian Bedne; Councilmember Emily Evans.
Staff Reviewer	Milligan
Staff Recommendation	<i>Approve with an amendment.</i>

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 Education 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



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* 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.



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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



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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.:



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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.



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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.

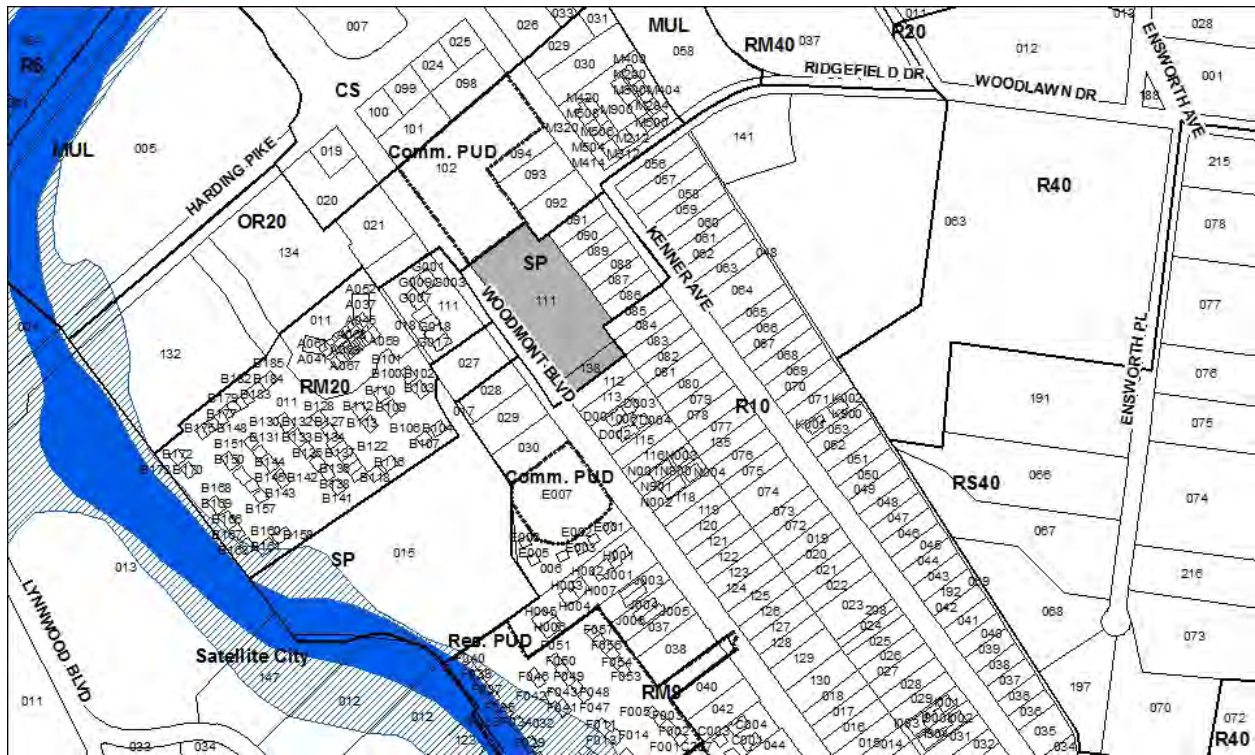
Sponsored by: Councilmember Fabian Bedne; Councilmember Emily Evans



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2005SP-168-001

THE MANNING AT BELLE MEADE (AMENDMENT #3)

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

10, Green Hills - Midtown

24 (Jason Holleman)



Project No.	2005SP-168-001
Project Name	The Manning at Belle Meade (Amendment #3)
Council District	24 – Holleman
School District	8 – Pierce
Requested by	Barge Cauthen, applicant; Richard Rhea, owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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

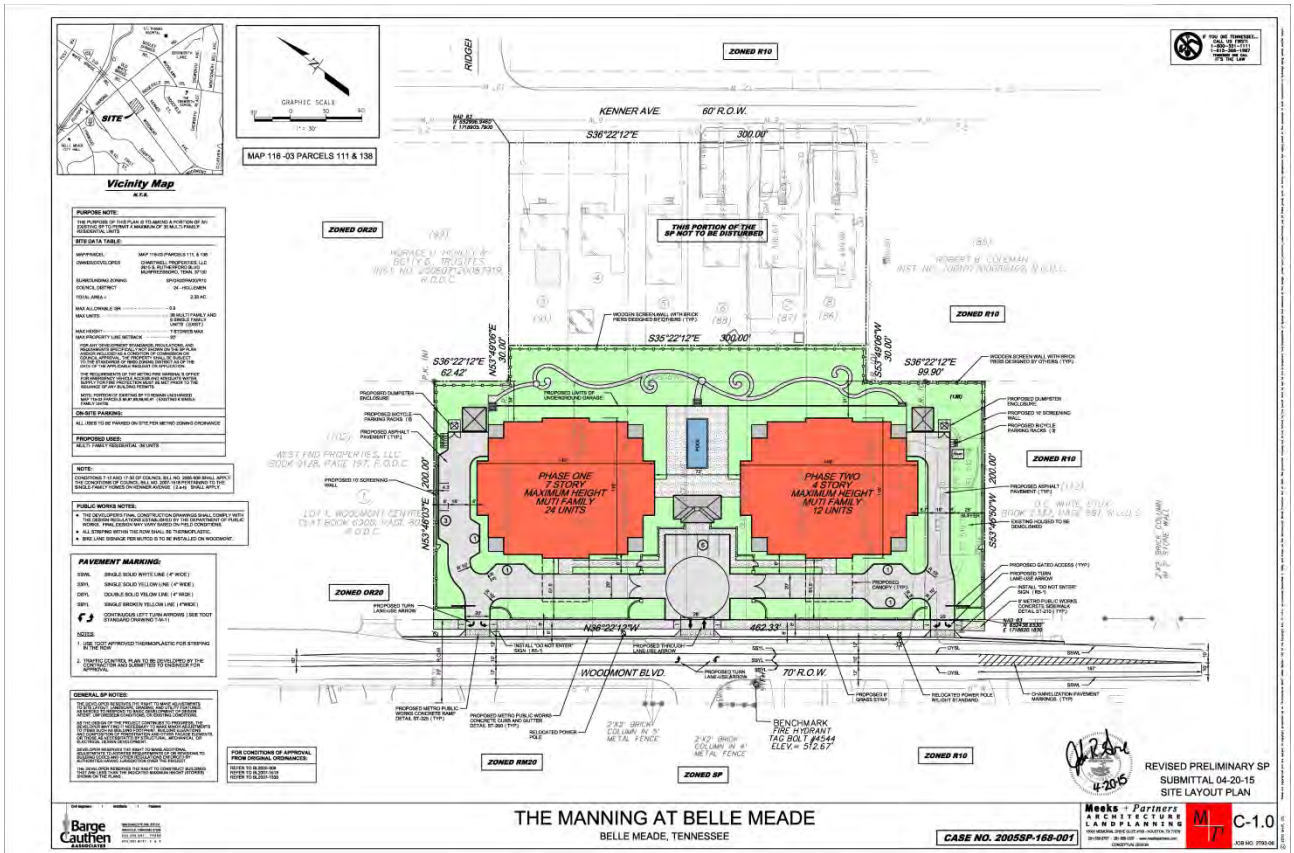
No change is proposed.

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.



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Proposed Site Plan



Proposed Elevation



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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



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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.



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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.



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2007SP-156-001

NATIONAL COLLEGE (AMENDMENT)

Map 162, Parcel(s) 105

12, Southeast

31 (Fabian Bedne)



Project No.	2007SP-156-001
Project Name	National College (Amendment)
Council District	31 - Bedne
School District	2 - Brannon
Requested by	National College, applicant; Corolla Management Corporation, owner.
Staff Reviewer	Thomas
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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.



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Conceptual Drawing



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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.



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CONDITIONS

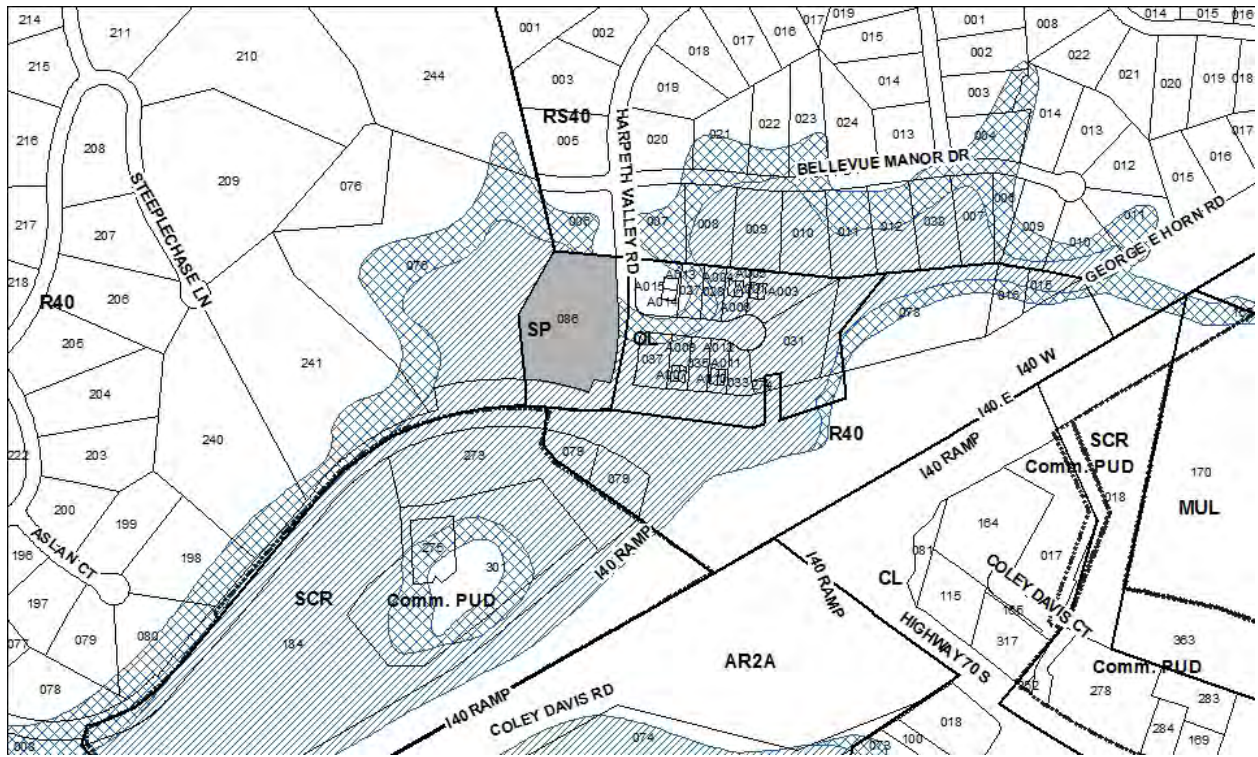
1. The use shall be limited to a freestanding sign as specified in the SP.
2. The sign shall be limited to no more than 6'-6" in height and 17'-0" in length with a total maximum sign area of 48 square feet per side. The digital component of the sign is limited to 24 square feet per side.
3. All portions 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.



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2010SP-011-002

POTTER SP (AMENDMENT)

Map 127, Parcel(s) 086

06, Bellevue

22 (Sheri Weiner)



Project No.	2010SP-011-002
Project Name	Potter SP (Amendment)
Council District	22-Weiner
School District	9-Frogge
Requested by	Batson & Associates, applicant; Loren Black, owner.
Staff Reviewer	Milligan
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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.

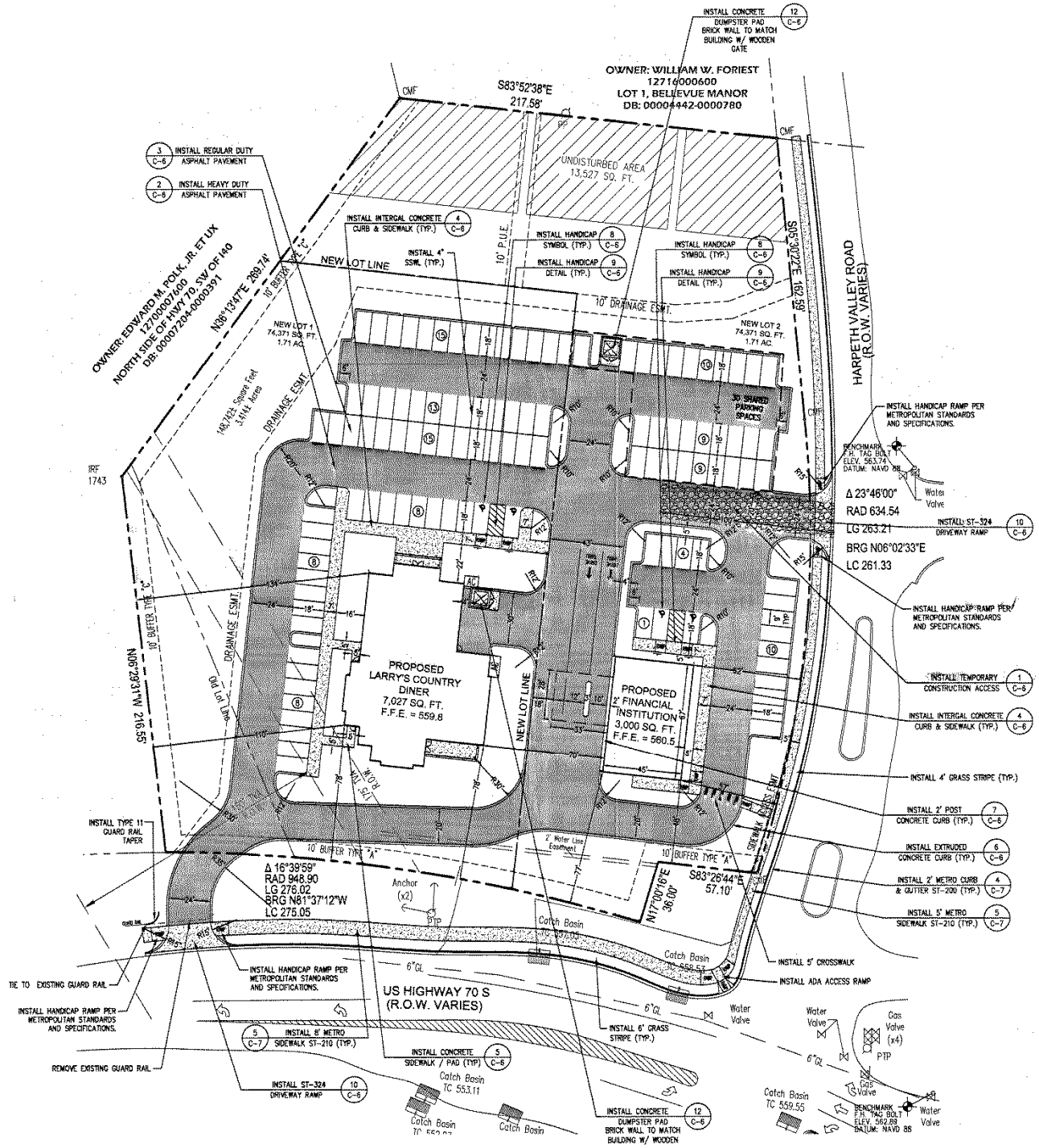
Conservation (CO) policy is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal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

Growth and Preservation Concept Map

No changes proposed.



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Proposed Site Plan



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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.

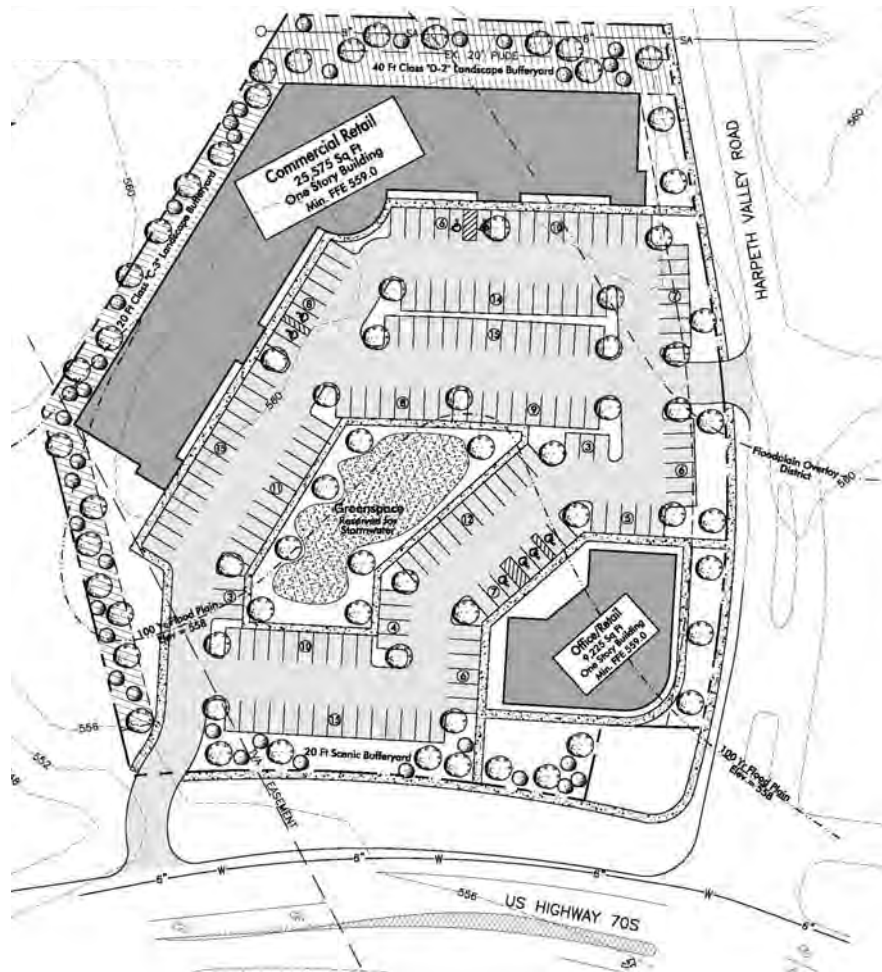
The amended SP decreases the building area to 10,027 square feet, which is significantly less than the currently approved plan. Uses are limited to restaurant and financial institution. Less of the property is proposed to be disturbed as well, which is more sensitive to the Conservation policy.

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.



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Approved Site Plan



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Elevations for both the restaurant and the financial institution have been provided.



Restaurant US Highway 70 S Elevation



Financial Institution Elevations – Harpeth Valley Road (TOP) and US Highway 70S (BOTTOM)

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



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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.

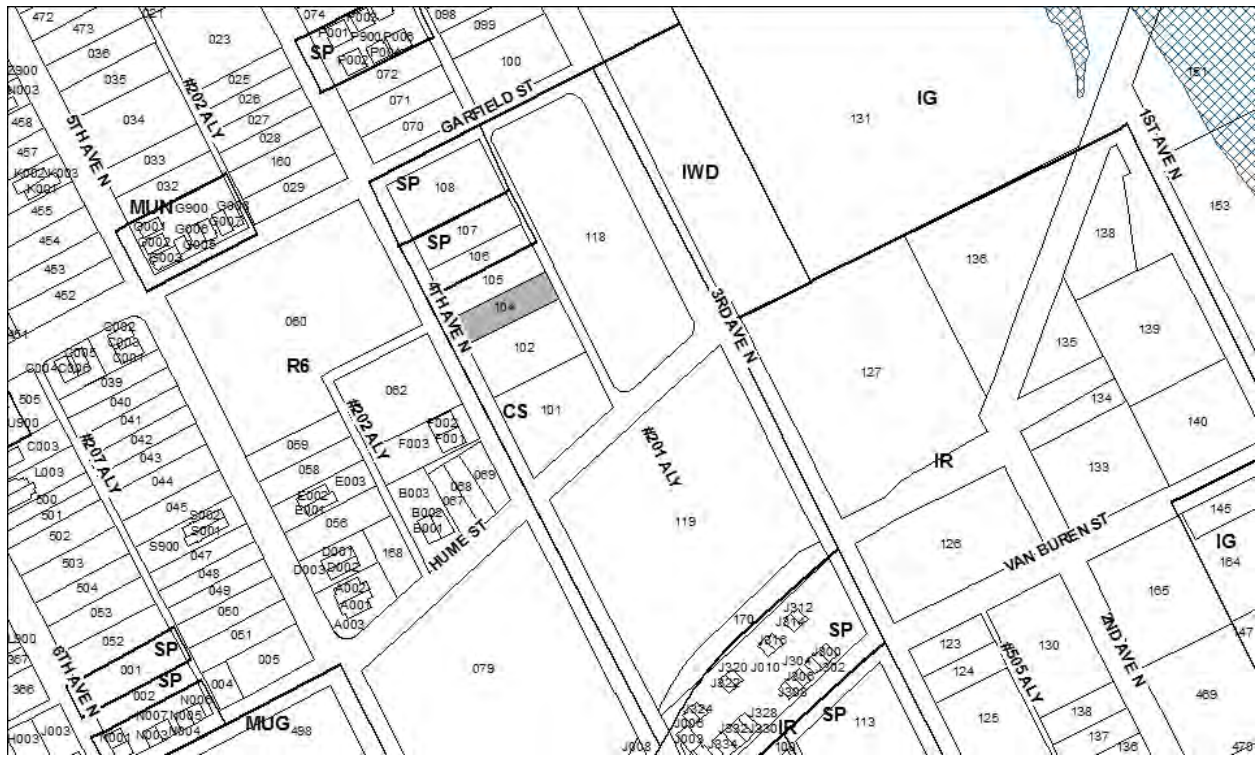


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4. Prohibited signs shall include roof mounted signs, pole mounted signs, billboards, and signs that flash, rotate, scintillate, blink, flicker or vary in intensity or color, including all electronic signs.
5. For any development standards, regulations 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.



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2015SP-044-001

1610 4TH AVENUE

Map 082-05, Parcel(s) 104

08, North Nashville

19 (Erica S. Gilmore)



Project No.	Zone Change 2015SP-044-001
Project Name	1610 4th Avenue North
Council District	19 - Gilmore
School District	1 - Gentry
Requested by	Dale and Associates, applicant; Fourth Avenue Townhomes GP, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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.

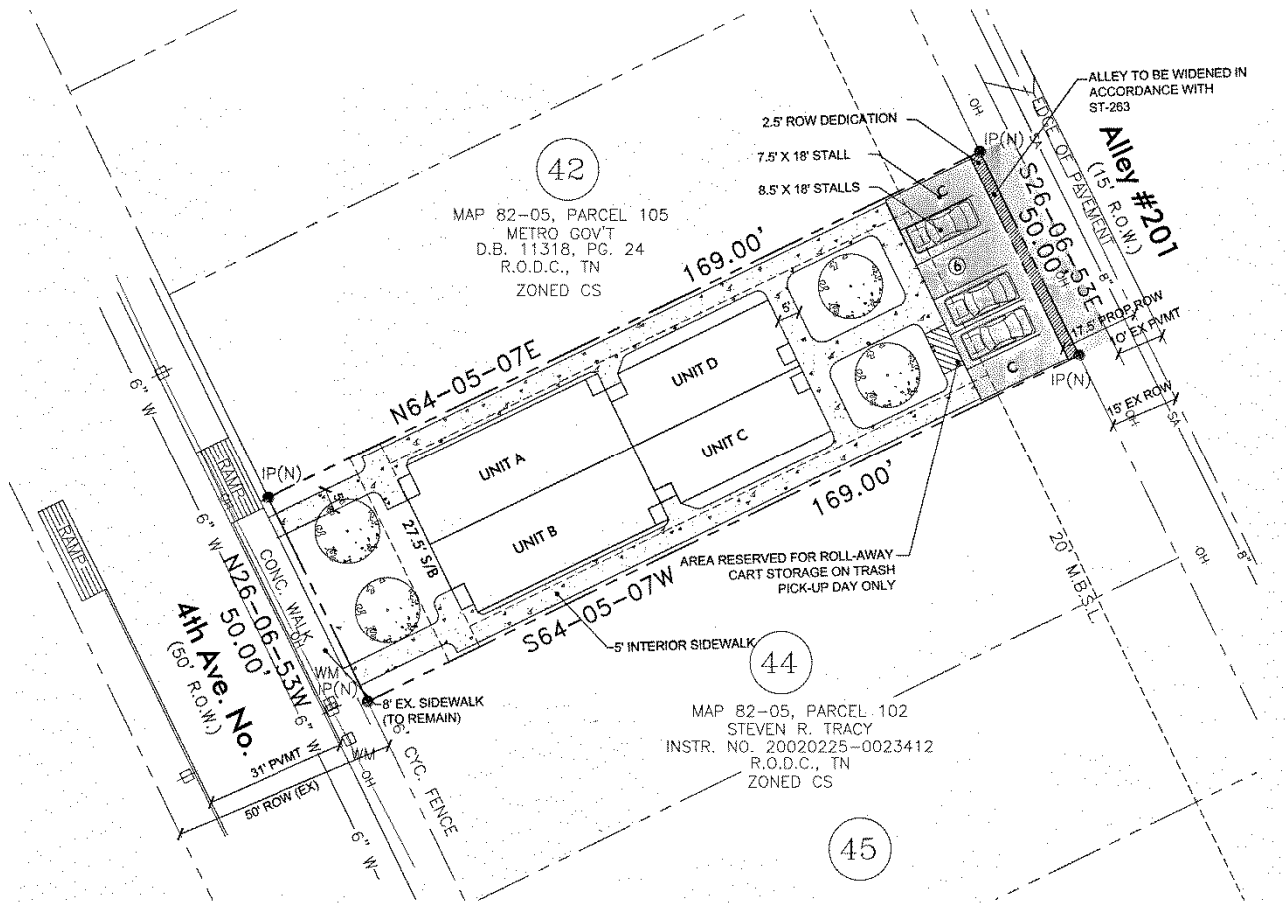
NORTH NASHVILLE COMMUNITY PLAN

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,



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Proposed Site Plan



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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



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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



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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.



Metro Planning Commission Meeting of 05/14/2015



2015SP-045-001

1114 & 1116 2ND AVE

Map 105-03, Parcel(s) 115-116

11, South Nashville

17 (Sandra Moore)



Project No.	2015SP-045-001
Project Name	1114 & 1116 2nd Ave
Council District	17-Moore
School District	5-Kim
Requested by	Dale & Associates, Inc., applicant; Wade Properties, LLC and Shiloh Missionary Baptist Church, owners.
Staff Reviewer	Milligan
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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.

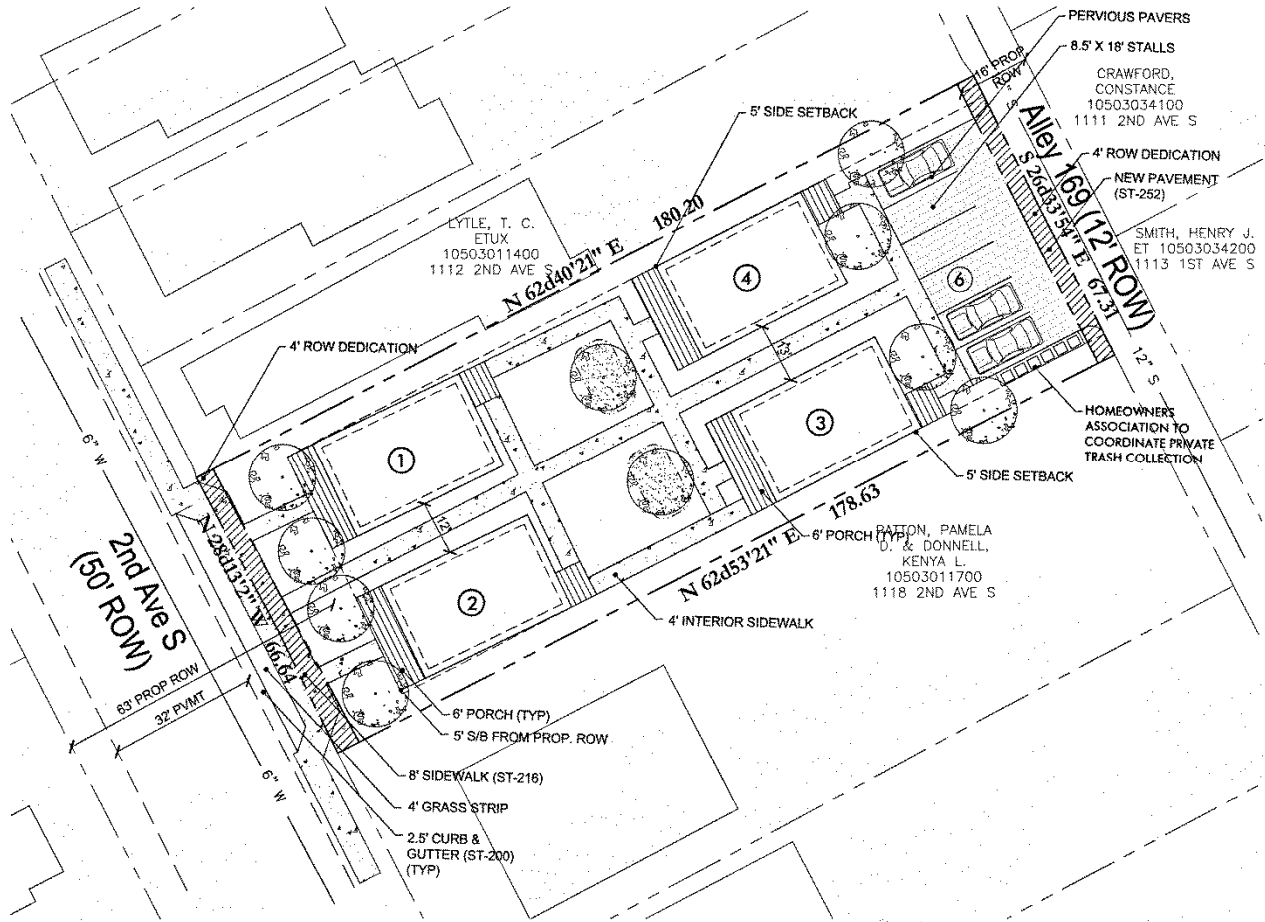
SOUTH NASHVILLE COMMUNITY PLAN

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



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Proposed Site Plan



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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.



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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



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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

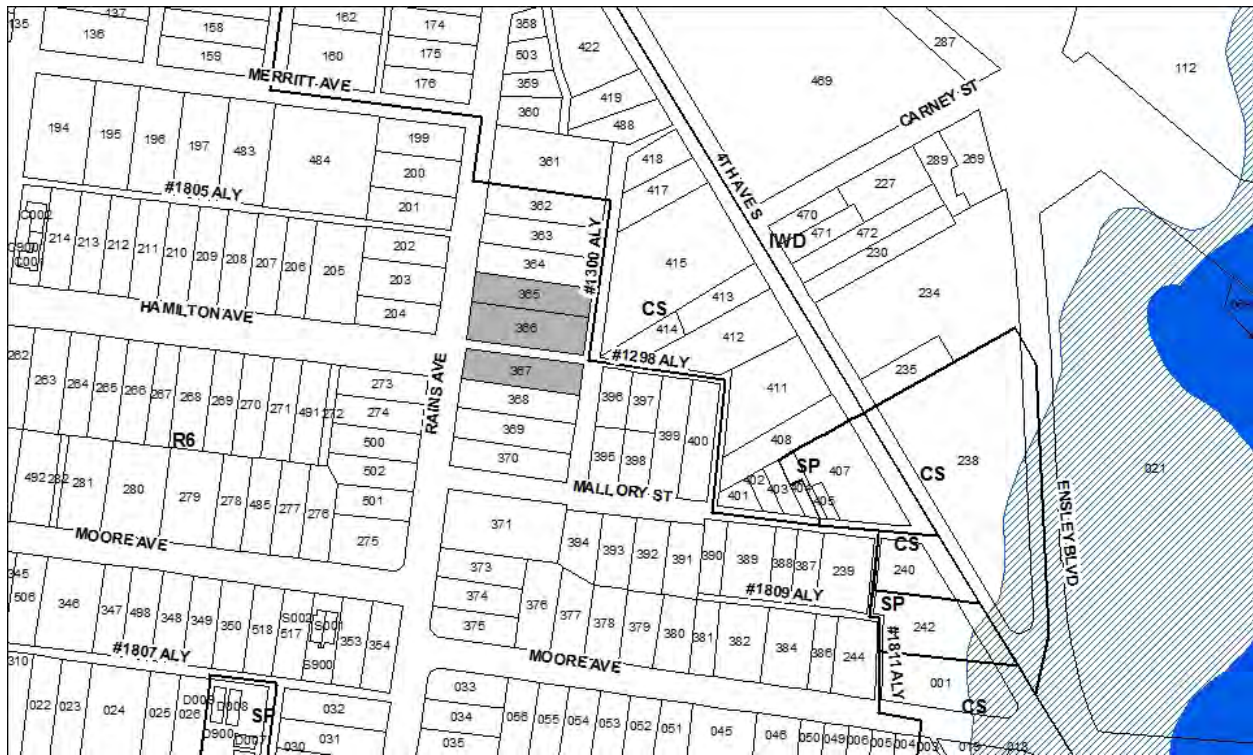
Staff recommends approval with conditions and disapproval without all conditions. The plan is consistent with the Growth and Preservation Concept Map and meets several critical planning goals.

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.



Metro Planning Commission Meeting of 05/14/2015



2015SP-046-001

THE ARTISAN

Map 105-07, Parcel(s) 365-367

11, South Nashville

17 (Sandra Moore)



Project No.	2015SP-046-001
Project Name	The Artisan
Council District	17 – Moore
School District	5 – Kim
Requested by	Dale & Associates, applicant; Clarence Summery and CLS Investment Properties, Inc., owners.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer indefinitely.</i>

APPLICANT REQUEST

Preliminary SP to permit up to nine detached residential units.

Preliminary SP

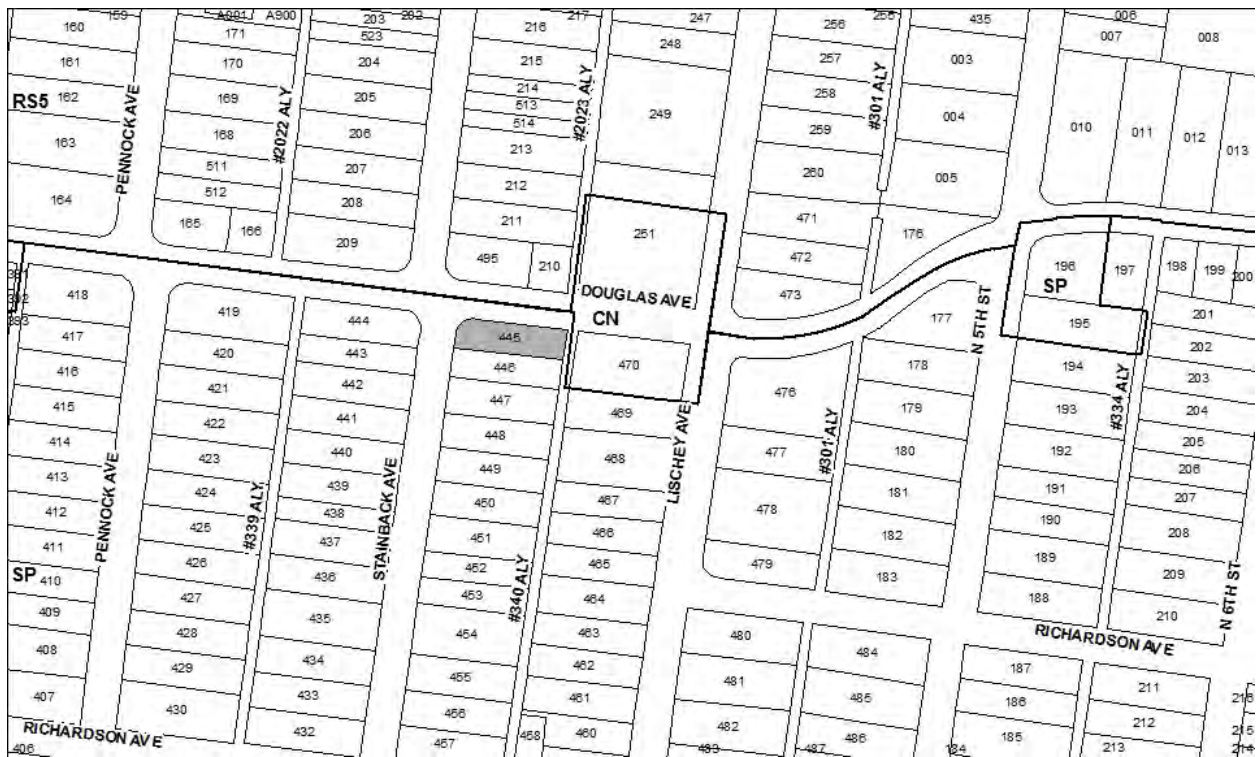
A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 122, 124 and 126 Rains Avenue, 250 feet south of Merritt Avenue, (0.75 acres), to permit up to nine residential dwelling units.

STAFF RECOMMENDATION

Staff recommends an indefinite deferral at the request of the applicant.



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2015SP-049-001

1225 STAINBACK AVENUE
Map 071-15, Parcel(s) 445
05, East Nashville
05 (Scott Davis)



Project No.	2015SP-049-001
Project Name	1225 Stainback Avenue
Council District	5 – Davis
School District	5 – Kim
Requested by	Smith Gee Studio, applicant; Strategic Options International, owner.
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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.

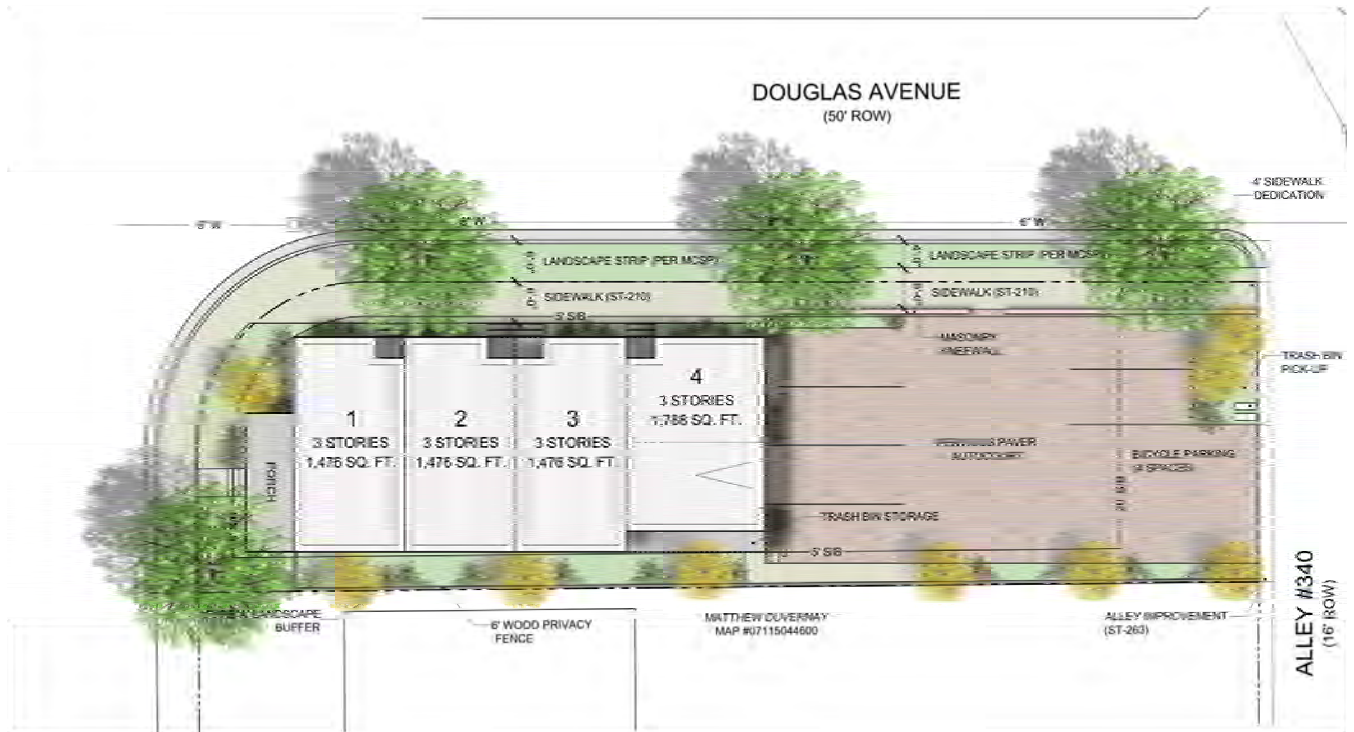
EAST NASHVILLE COMMUNITY PLAN

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



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Proposed Site Plan



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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.



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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



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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.



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2015SP-050-001
109 DOUGLAS AVENUE
Map 071-15, Parcel(s) 104
05, East Nashville
05 (Scott Davis)



Project No.	2015SP-050-001
Project Name	109 Douglas Avenue
Council District	5 – Davis
School District	5 – Kim
Requested by	Smith Gee Studio, applicant; Strategic Options International, owner.
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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.

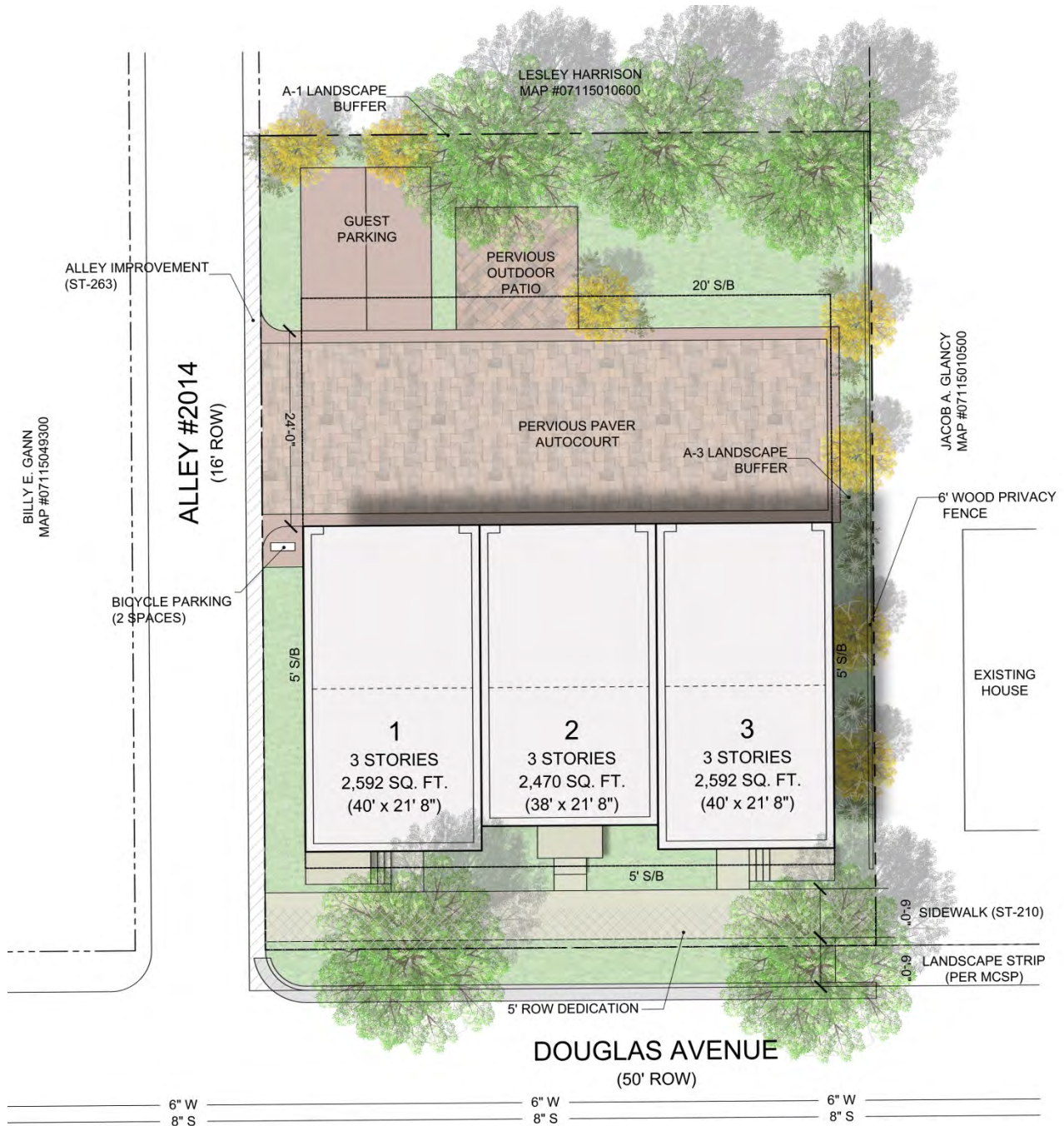
EAST NASHVILLE COMMUNITY PLAN

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



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Proposed Site Plan



Metro Planning Commission Meeting of 05/14/2015

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 (DNDP)
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



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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



Metro Planning Commission Meeting of 05/14/2015

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.



Metro Planning Commission Meeting of 05/14/2015



2015SP-052-001

BELMONT AT BLAIR

Map 104-16, Parcel(s) 403-406

10, Green Hills - Midtown

18 (Burkley Allen)



Project No.	2015SP-052-001
Project Name	Belmont at Blair
Council District	18 - Allen
School District	8 - Pierce
Requested by	Dean Design Group, LLC, applicant; Aspen Construction Holdings, LLC, owner.
Staff Reviewer	Thomas
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

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 8 lots with 2 duplex lots for a total of 10 units.*

Proposed Zoning

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

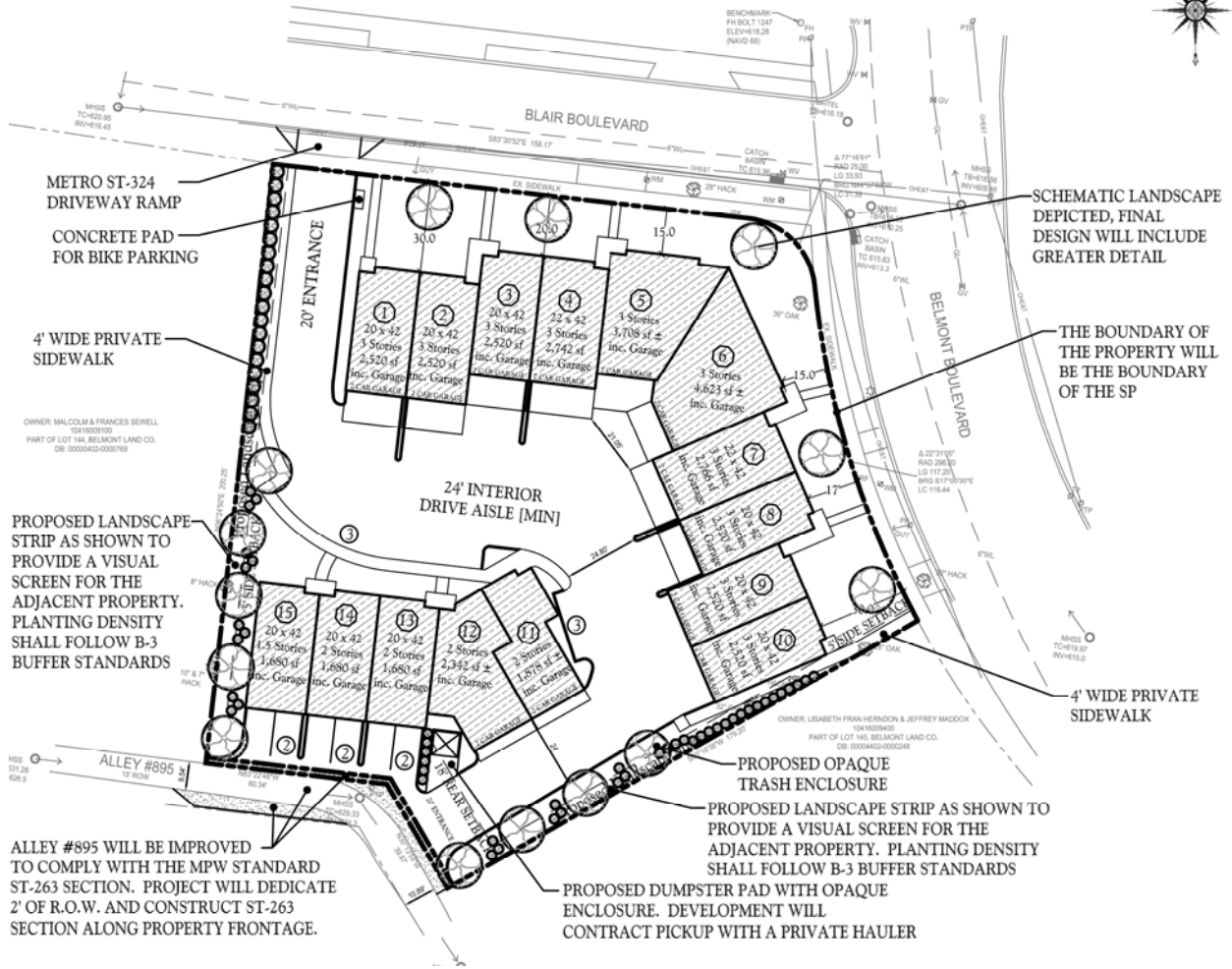
CRITICAL PLANNING GOALS

- Supports 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.



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Proposed Site Plan

Note: While this is the most recently submitted plan, Units 11 and 12 are not accurately depicted. The development standards on the plan permit a maximum height of 3 stories in 36 feet for these units.



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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.



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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.



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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.



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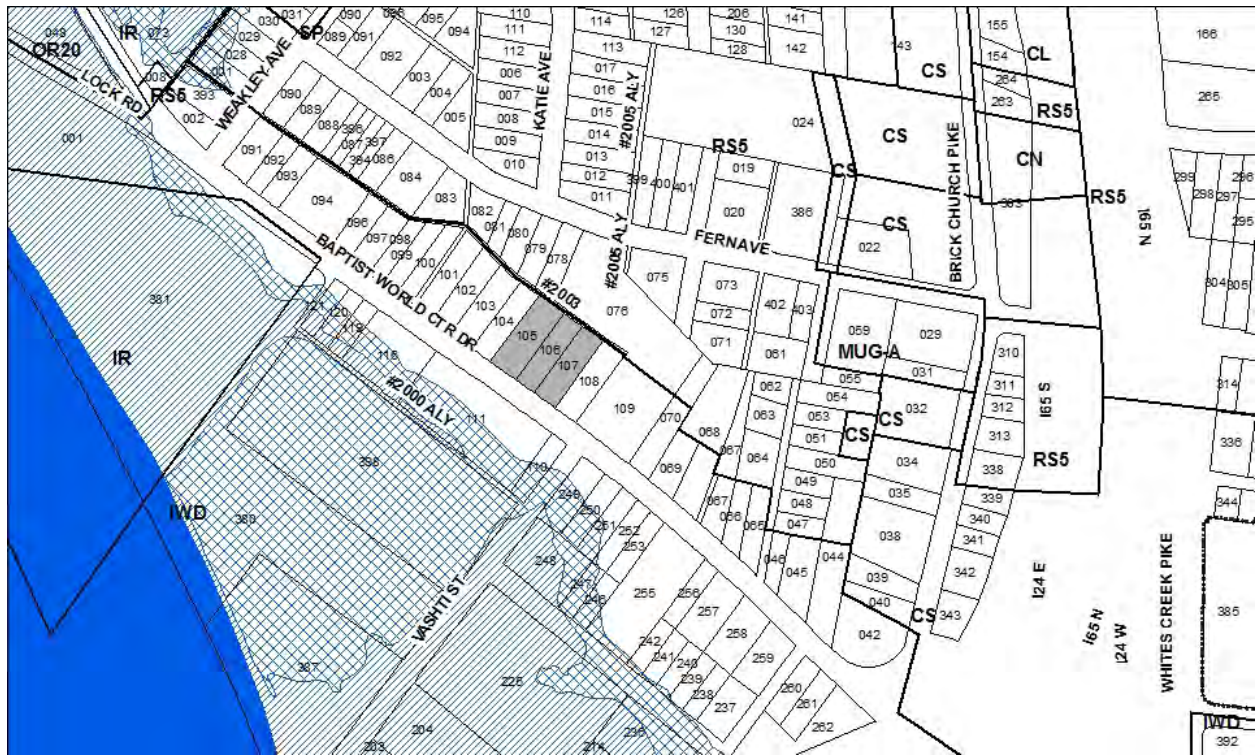
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described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



SEE NEXT PAGE



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2013Z-023PR-001

Map 071-14, Parcel(s) 105

03, Bordeaux - Whites Creek

02 (Frank R. Harrison)



Project No.	Zone Change 2013Z-023PR-001
Council District	2-Harrison
School District	1-Gentry
Requested by	949 Main, LLC, applicant and owner.
Staff Reviewer	Milligan
Staff Recommendation	<i>Approve.</i>

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



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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



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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.



Project No.	2015Z-024PR-001
Council District	19- Gilmore
School District	1- Gentry
Requested by	Dale & Associates, applicant; 1212 Broadway Partners, owner.
Staff Reviewer	Deus
Staff Recommendation	<i>Approve.</i>

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.



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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	3 stories in 45 feet.	15 feet	7 stories in 75 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



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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.



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2015Z-025PR-001

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

05, East Nashville

05 (Scott Davis)



Project No.	Zone Change 2015Z-025PR-001
Council District	5 – Davis
School District	5 – Kim
Requested by	Councilmember Scott Davis, applicant; various property owners.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve.</i>

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.



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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 RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

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



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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

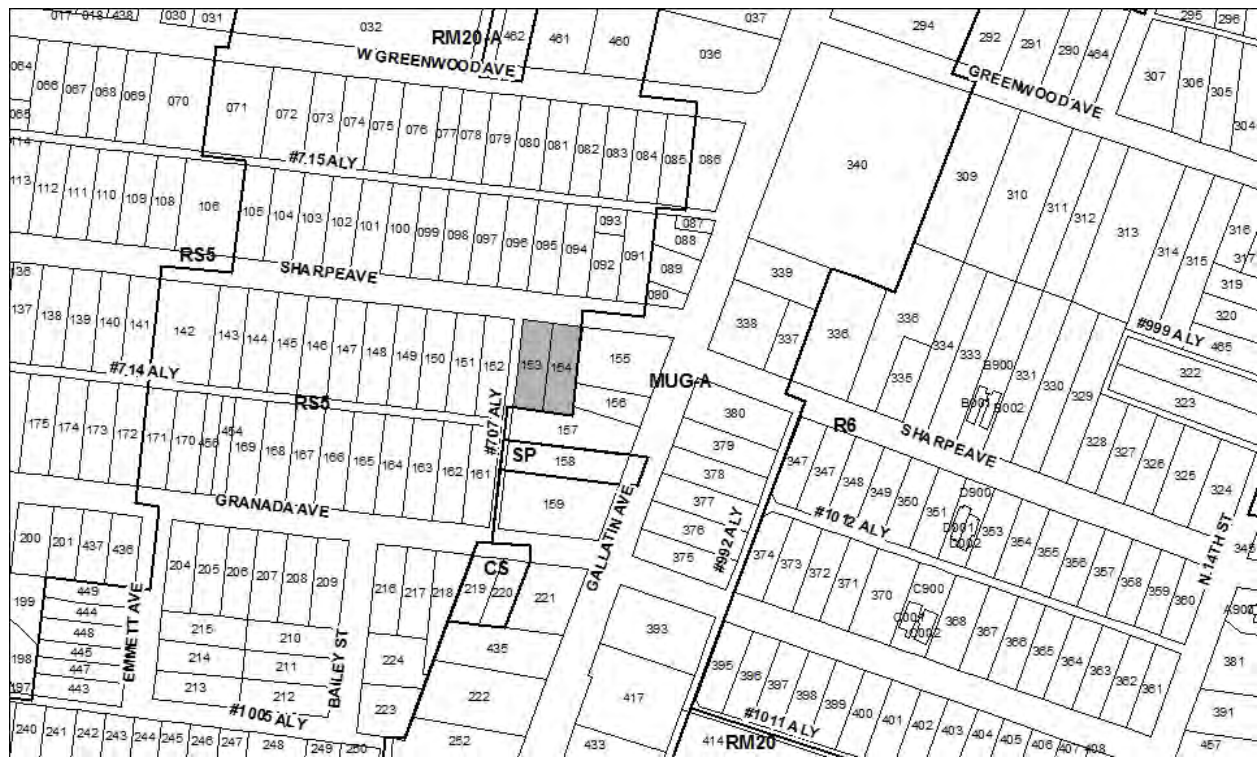
The proposed RM20-A zoning district would generate four additional students than what is typically generated under the existing RS5 zoning district. Students would attend Shwab Elementary, Jere Baxter Middle School, and Maplewood High School. There is additional capacity for middle school and high school 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.



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2015Z-026PR-001

Map 083-01, Parcel(s) 153-154

05, East Nashville

05 (Scott Davis)



Project No.	Zone Change 2015Z-026PR-001
Council District	5 – Davis
School District	5- Kim
Requested by	Chad Baker, applicant and owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from RS5 to MUN-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Mixed Use Neighborhood-Alternative (MUN-A) zoning for properties located at 1042 and 1044 Sharpe Avenue, approximately 185 feet west of Gallatin Avenue (0.34 acres).

Existing Zoning

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

Proposed Zoning

Mixed Use Neighborhood-A (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

N/A

EAST NASHVILLE COMMUNITY PLAN

Current Policy

T4 Urban Community Center (T4 CC) 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.

Detailed Policy

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

Mixed Use (MU) Because this area is undergoing a long-term transition from primarily commercial use and zoning to primarily residential use, it is appropriate to support rezonings that permit mixed use provided that each building is multi-story and the non-residential use is confined to the first floor (excluding parking, which is considered an accessory rather than a non-residential use for the purposes of this Special Policy).



Metro Planning Commission Meeting of 05/14/2015

Growth and Preservation Concept Map

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

Consistent with Policy?

Yes. The proposed MUN-A district allows uses that are consistent with the T4 CC Urban Community Center land use policy. The A district is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

The parcels located at 1042 and 1044 Sharpe Avenue are approximately 185 feet west of Gallatin Pike. Changing the zoning on the subject properties to MUN-A is appropriate given the proximity to Gallatin Pike. Parcels to the east and south of the subject properties are currently zoned MUG-A. A zone change to MUN-A provides additional depth along the Gallatin Pike corridor that is conducive for mixed use development.

The proposed zone change is also appropriate since the existing alley, along the western side of 1042 Sharpe Avenue, is a boundary line between the residential neighborhood to the west and the mixed use zoning to the east. The alley is a clear dividing line ensuring that mixed use zoning does not expand into the 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



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

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

Maximum Uses in Proposed Zoning District: **MUN-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	0.6 F	8,886 SF	418	15	43

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+398	+13	+40

METRO SCHOOL BOARD REPORT

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

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

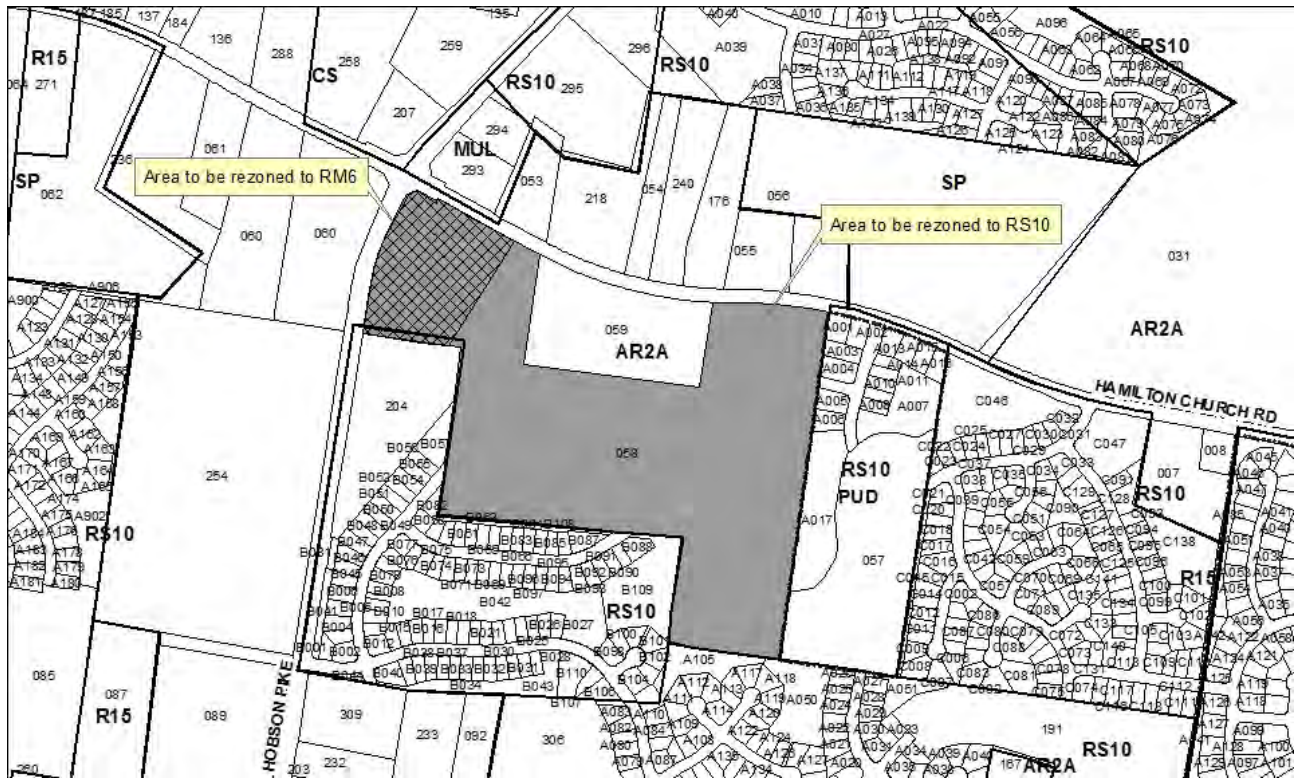
The proposed MUN-A zoning district could generate no more students than what is typically generated under the existing RS5 zoning district. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

The property located at 1042 and 1044 Sharpe Avenue is approximately 0.34 acres. The proposed zoning change from RS5 to MUN-A zoning district allows uses that are consistent with the T4 Urban Community Center land use policy, therefore staff recommends approval.



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2015Z-027PR-001

Map 164, Parcel(s) 058

13, Antioch - Priest Lake

33 (Robert Duvall)



Project No.	Zone Change 2015Z-027PR-001
Council District	33 – Duvall
School District	6 – Hunter
Requested by	Dale & Associates, Inc. applicant and Giacchino Spiezio et ux, owners.
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve.</i>

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



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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



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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.



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2015Z-028PR-001

Map 105-03, Parcel(s) 066-070, 072

11, South Nashville

17 (Sandra Moore)



Project No.	2015Z-028PR-001
Council District	11- Moore
School District	05- Whitsitt
Requested by	Gregory Wood, applicant; Gregory Wood, Terry Clayton, Friendship Homes, owners.
Staff Reviewer	Deus
Staff Recommendation	<i>Approve.</i>

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.



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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 Glencliff High School. Glencliff 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

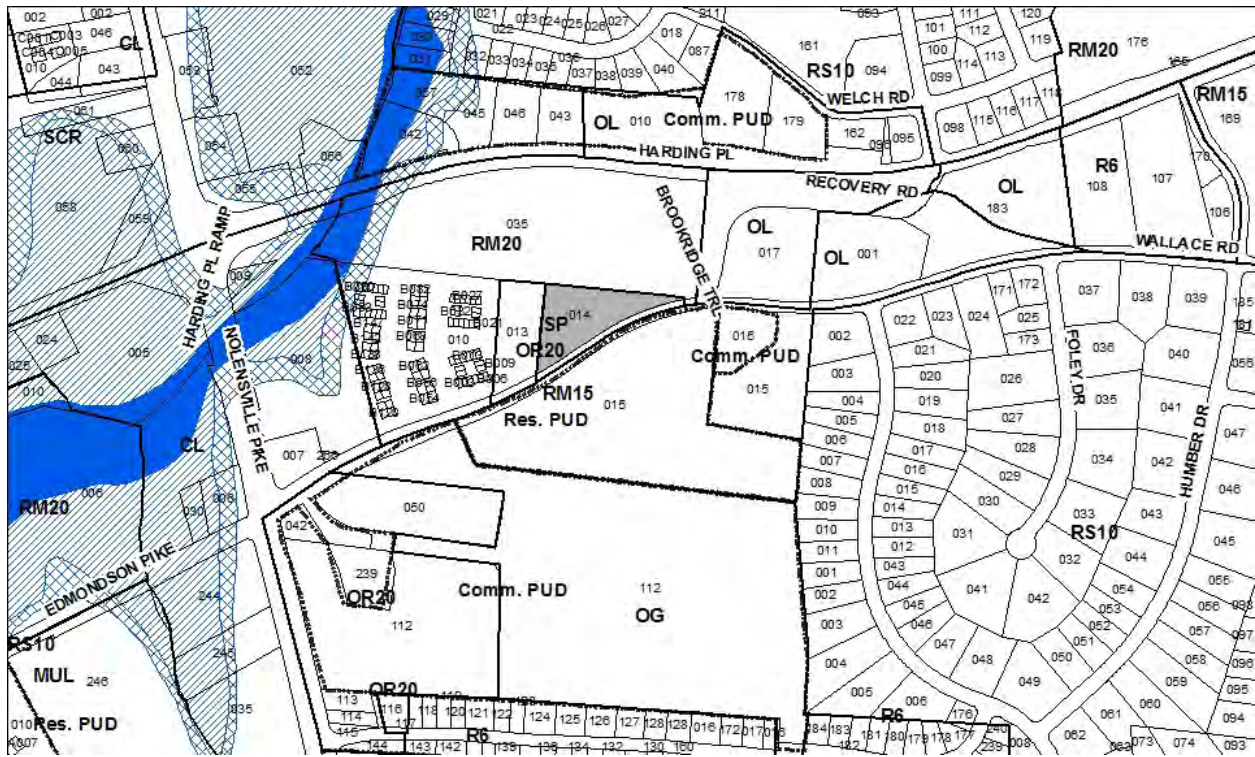
Staff recommends approval.



SEE NEXT PAGE



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2015Z-029PR-001

Map 147, Parcel(s) 014

12, Southeast

30 (Jason Potts)



Project No.	Zone Change 2015Z-029PR-001
Council District	30 – Potts
School District	7 – Pinkston
Requested by	ATAP Property Management, LLC, applicant and owner.
Staff Reviewer	Swaggart
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.



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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.



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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.



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2015Z-030PR-001

Map 072-09, Parcel(s) 025.01, 025

05, East Nashville

05 (Scott Davis)



Project No.	Zone Change 2015Z-030PR-001
Council District	5 – Davis
School District	5- Kim
Requested by	Darryl Harvey, applicant and owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Disapprove.</i>

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.



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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	-	-



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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

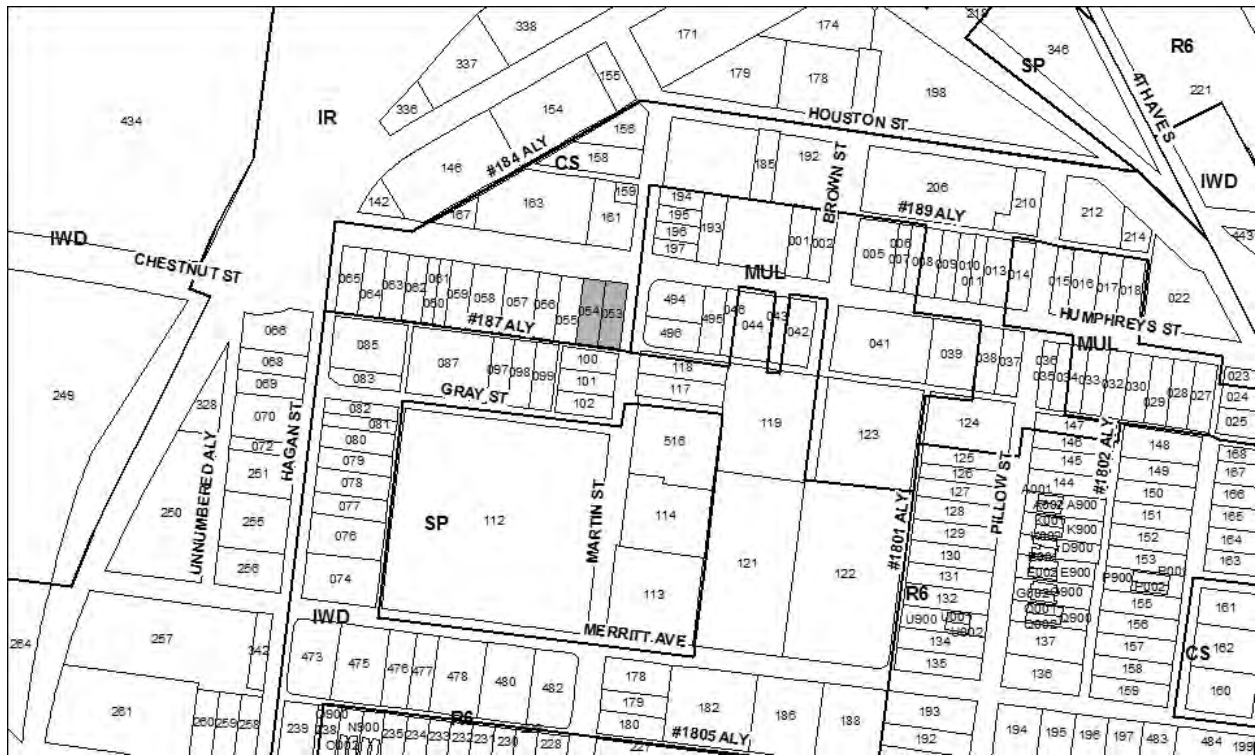
The proposed RM20-A zoning district could generate 1 more student than what is typically generated under the existing IWD zoning district. Students would attend Tom Joy Elementary School, Jere Baxter Middle School, and Maplewood High School. Tom Joy Elementary School has been identified as over capacity. 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.



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2015Z-031PR-001

Map 105-07, Parcel(s) 053-054

11, South Nashville

17 (Sandra Moore)



Project No.
Council District
School District
Requested by

Zone Change 2015Z-031PR-001
17-Moore
5-Kim
Dale & Associates, Inc., applicant; Ewing Holdings, LLC
and Cumberland Holdings Company, LLC, owner.

Staff Reviewer
Staff Recommendation

Milligan
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.



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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



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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

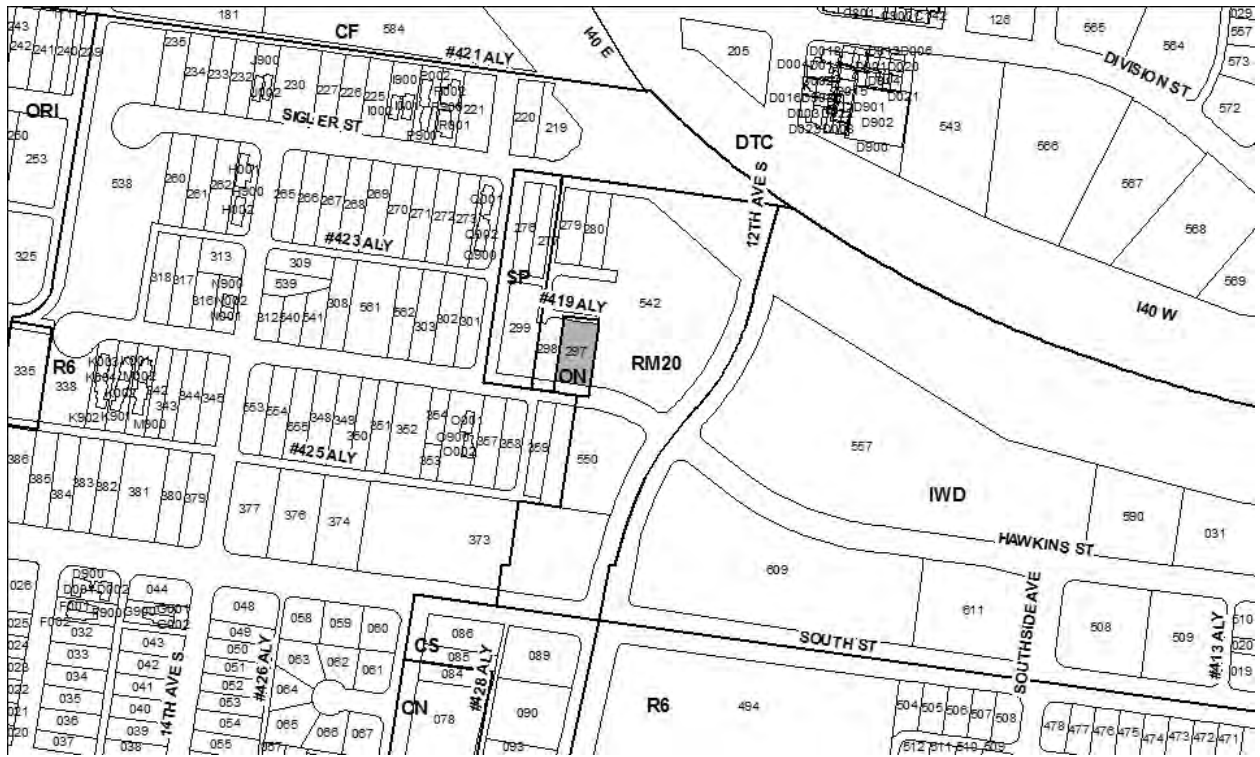
The fiscal liability of 2 new elementary students is \$43,000 (2 X \$21,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval.



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2015Z-032PR-001

Map 093-13, Parcel(s) 297

10, Green Hills - Midtown

19 (Erica S. Gilmore)



Project No.	Zone Change 2015Z-032PR-001
Project Name	1208 Hawkins Street
Council District	19 – Gilmore
School District	5 – Kim
Requested by	New Hope Missionary Baptist Church, applicant and owner.
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve.</i>

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,



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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 (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 RM20-A zoning district is consistent with the existing structure plan policy and the detailed policy of the DNDP, 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 Planning Commission Meeting of 05/14/2015

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.



SEE NEXT PAGE

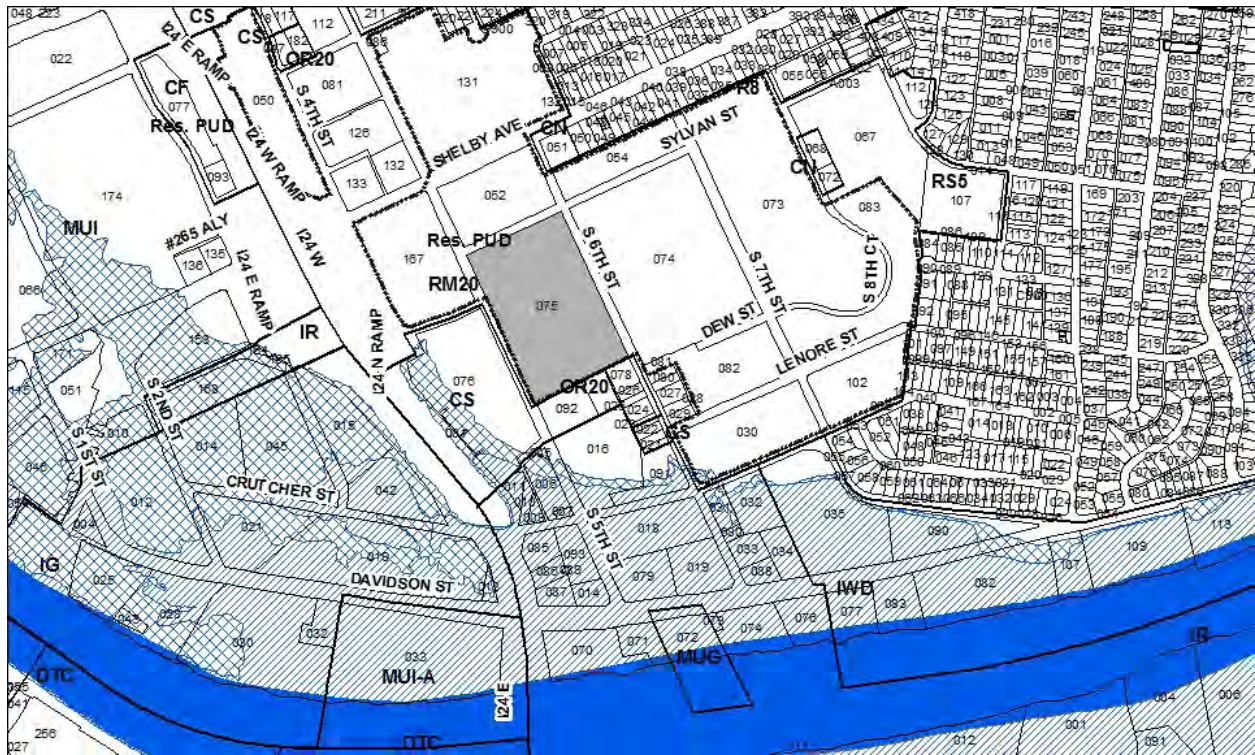


PLANNING COMMISSION ACTIONS

- **Planned Unit Developments**
- **Subdivision (Final)**



Metro Planning Commission Meeting of 05/14/2015



2015P-001-001

CAYCE PLACE APARTMENTS

Map 093-04, Parcel(s) 075

05, East Nashville

06 (Peter Westerholm)



Project No.	2015P-001-001
Project Name	Cayce Place Apartments
Council District	6 - Westerholm
School District	5 - Kim
Requested by	Barge Cauthen and Associates, applicant; Nashville Metropolitan Development and Housing Agency (MDHA), owner.
Staff Reviewer	Thomas
Staff Recommendation	<i>Approve with conditions.</i>

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

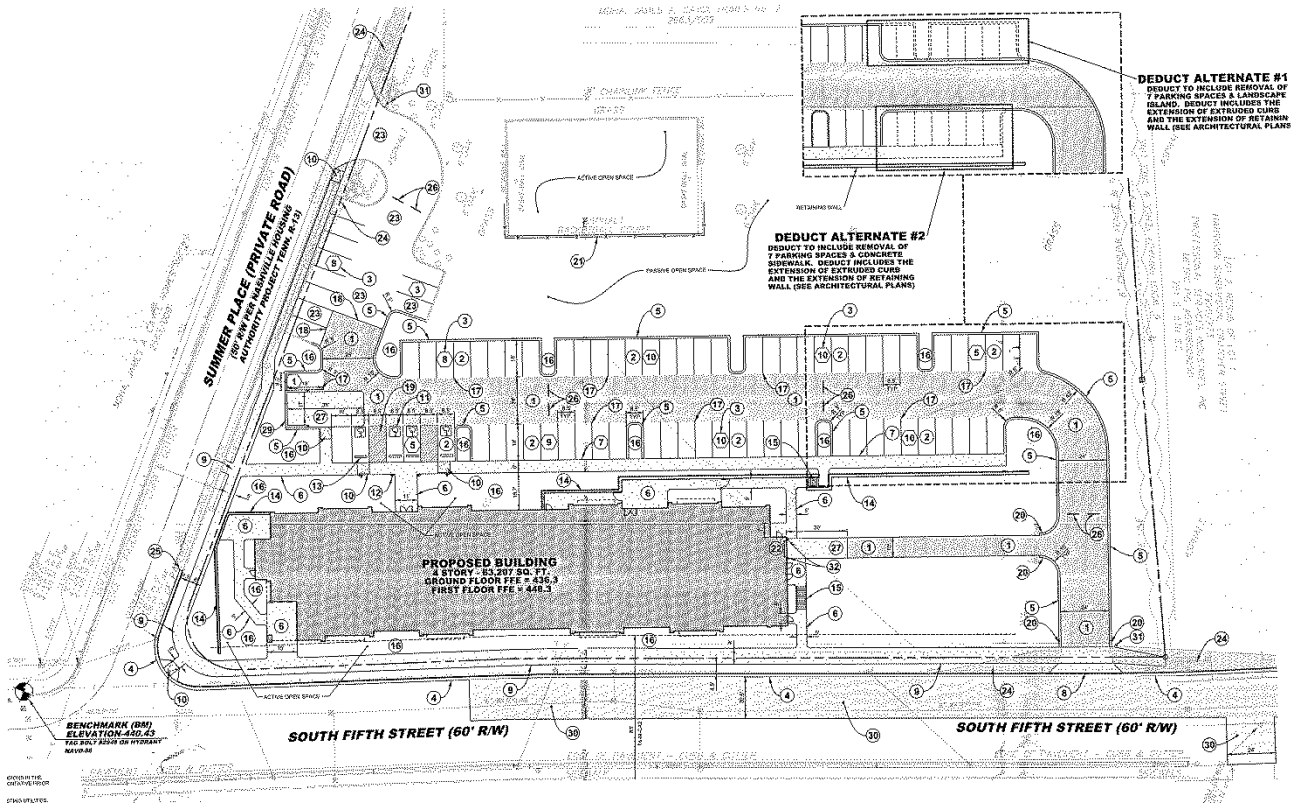
N/A

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.



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Proposed Site Plan



Metro Planning Commission Meeting of 05/14/2015

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;



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- 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



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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

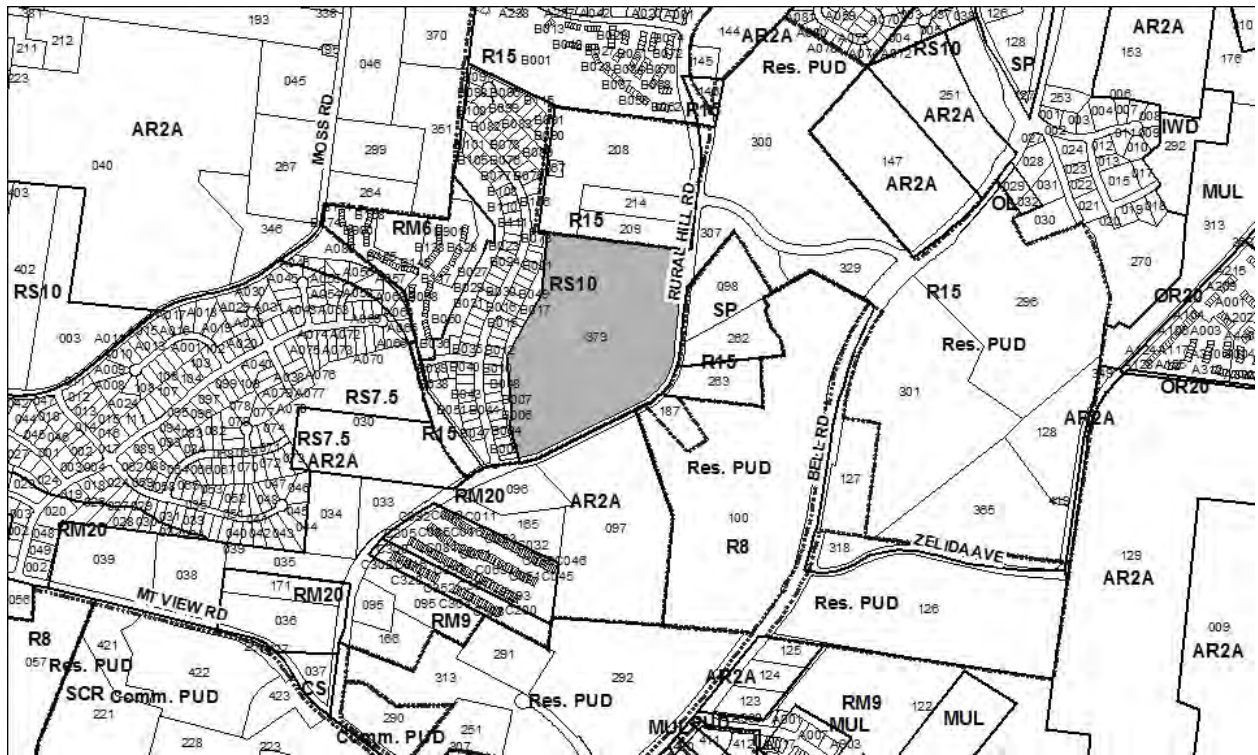
Staff recommends approval with conditions.

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.



Metro Planning Commission Meeting of 05/14/2015



28-79P-001

HICKORY HIGHLANDS

Map 163, Parcel(s) 379

13, Antioch - Priest Lake

28 (Duane A. Dominy)



Project No.	Planned Unit Development 28-79P-001
Project Name	Hickory Highlands
Council District	28 – Dominy
School District	6 – Hunter
Requested by	Dale & Associates, Inc, applicant; Hickory Highlands, LLC.
Staff Reviewer	Sajid
Staff Recommendation	<i>Approve with conditions.</i>

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.

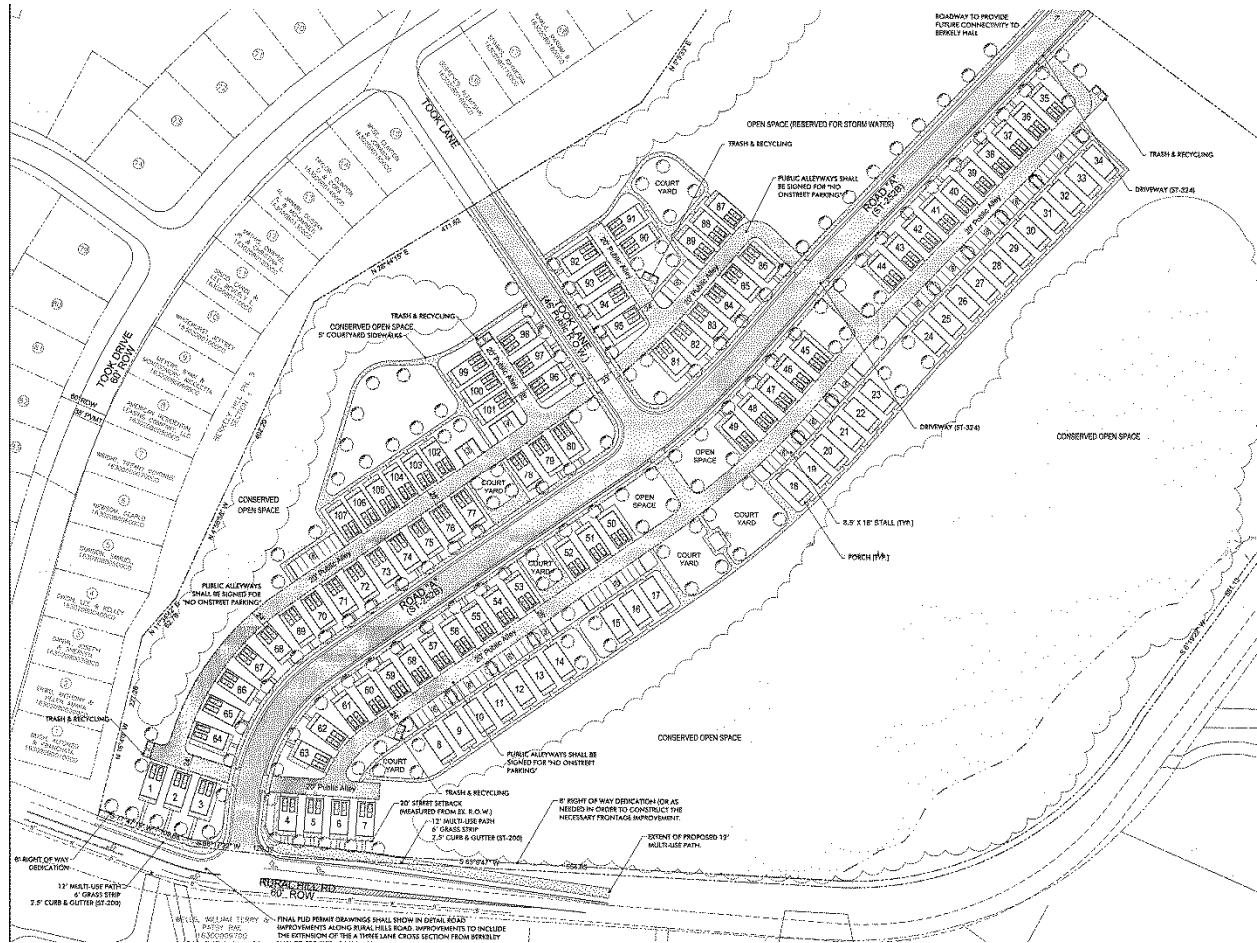
ANALYSIS

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



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Proposed Site Plan



Metro Planning Commission Meeting of 05/14/2015

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;



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- 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



Metro Planning Commission Meeting of 05/14/2015

- 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

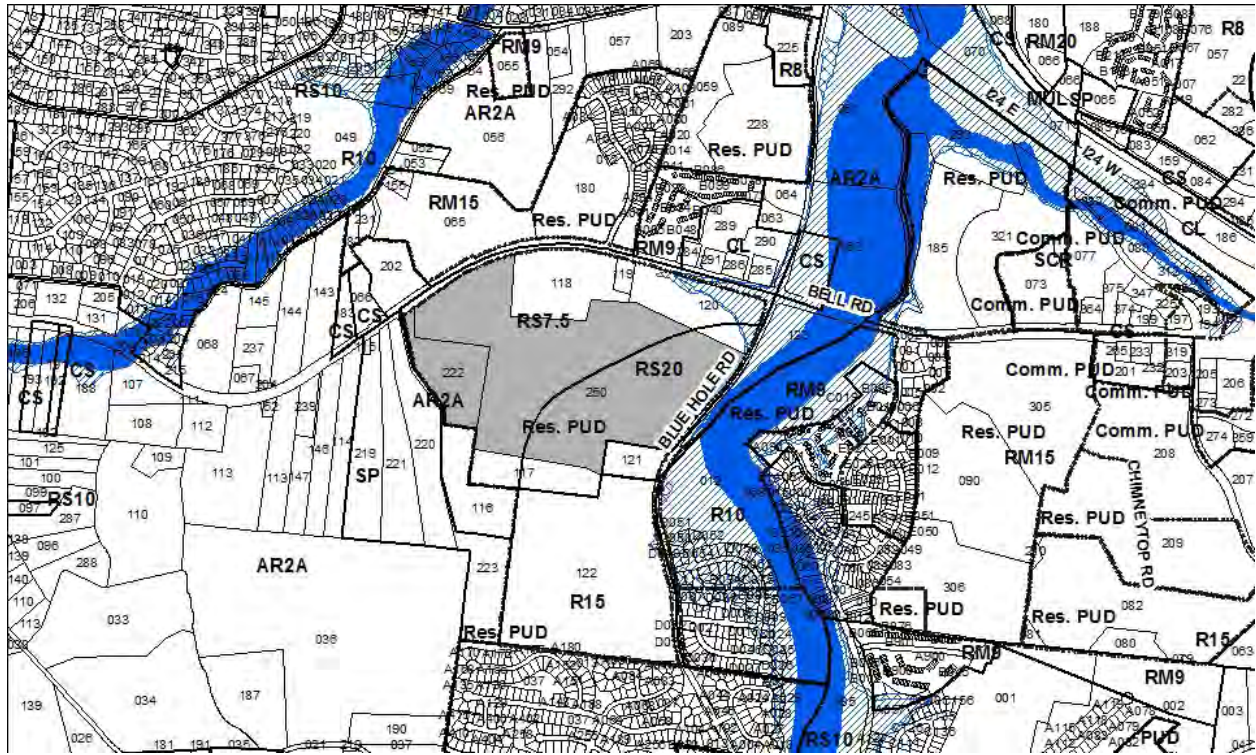
Staff recommends approval with conditions.

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.



Metro Planning Commission Meeting of 05/14/2015



95P-025-001

MILLWOOD COMMONS

Map 162, Parcel(s) 222, 250

12, Southeast

31 (Fabian Bedne)



Project No.	Planned Unit Development 95P-025-001
Project Name	Millwood Commons
Council District	31-Bedne
School District	2-Brannon
Requested by	Littlejohn Engineering Associates, applicant; TN Bell Road Land Holdings, LLC, owner.
Staff Reviewer	Milligan
Staff Recommendation	<i>Approve with conditions.</i>

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

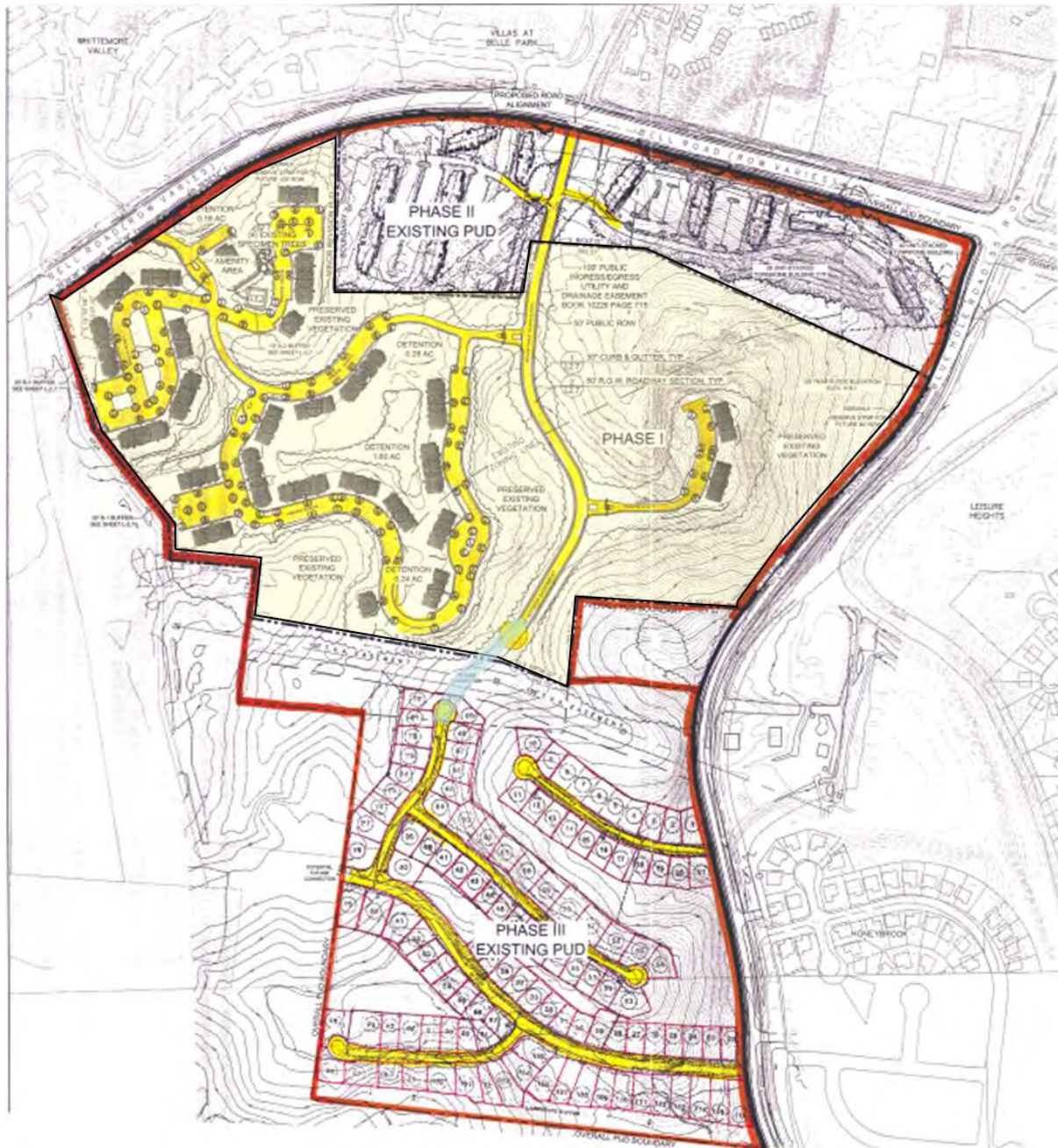
HISTORY

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.



Metro Planning Commission Meeting of 05/14/2015



Currently Approved Overall PUD Plan



Metro Planning Commission Meeting of 05/14/2015

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.

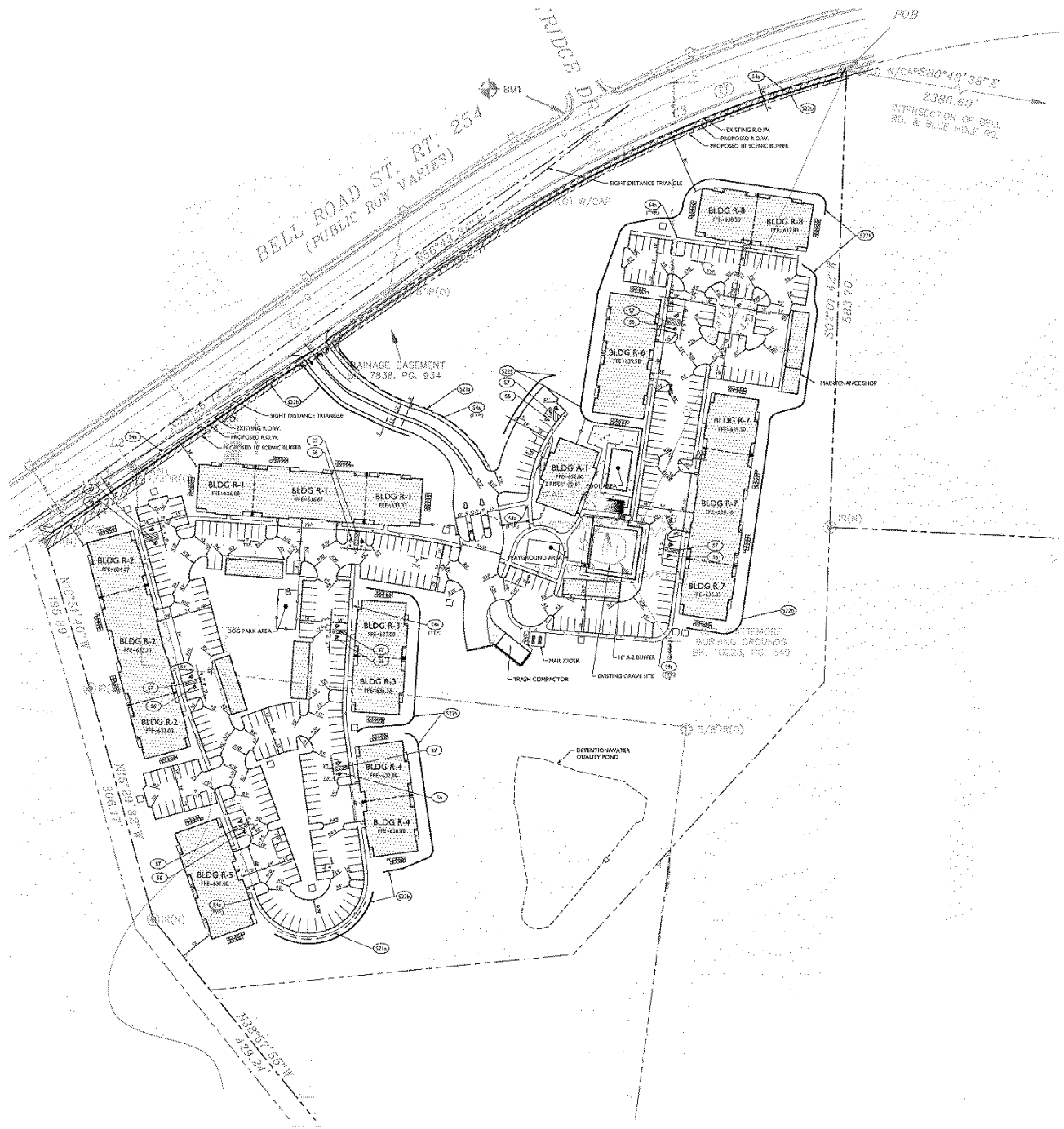
Section 17.40.120.G permits the Planning Commission to approve “minor modifications” under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, and is provided below for review.

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;



Metro Planning Commission Meeting of 05/14/2015



Proposed Phase 1a



Metro Planning Commission Meeting of 05/14/2015

- 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



Metro Planning Commission Meeting of 05/14/2015

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.



Metro Planning Commission Meeting of 05/14/2015

PUBLIC WORKS RECOMMENDATION

Approved with conditions

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



Metro Planning Commission Meeting of 05/14/2015

CONDITIONS

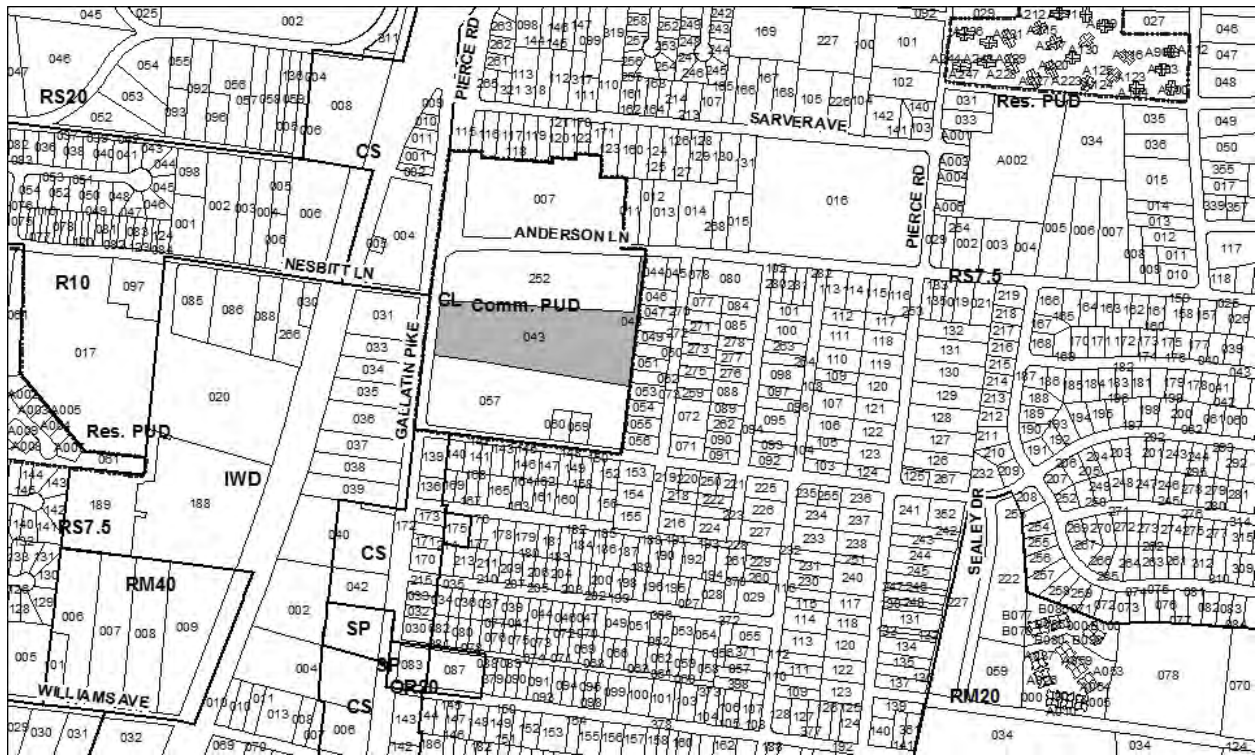
1. Submit a plat of consolidation for Parcels 222 and 250. No building permits shall be issued until the plat is recorded.
2. Developer shall make a contribution of either 1) the dedication of a school site in compliance with the standards of Section 17.16.040 for elementary schools with a capacity of 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 recording of the consolidation plat.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
7. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
8. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.



SEE NEXT PAGE



Metro Planning Commission Meeting of 05/14/2015



142-66P-001

PGP INC

Map 043-05, Parcel(s) 043

04, Madison

09 (Bill Pridemore)



Project No.	Planned Unit Development 142-66P-001
Project Name	PGP Inc. (Revision and Final Site Plan)
Council District	9 - Pridemore
School District	3 - Speering
Requested by	Batson & Associates, applicant; NOL Holdings, LLC, owner.
Staff Reviewer	Birkeland
Staff Recommendation	<i>Approve with conditions.</i>

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

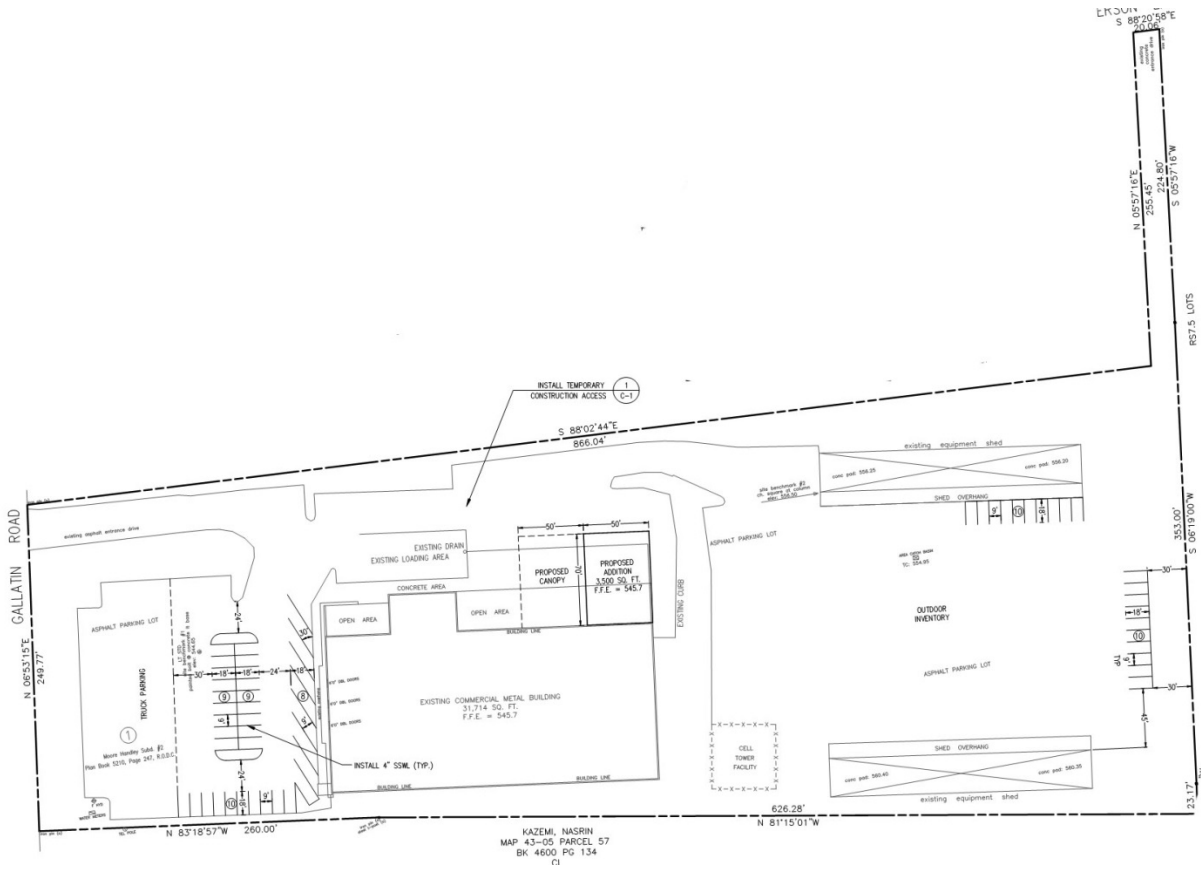
N/A

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.



Metro Planning Commission Meeting of 05/14/2015



Proposed Revision and Final Site Plan



Metro Planning Commission Meeting of 05/14/2015

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



Metro Planning Commission Meeting of 05/14/2015

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.



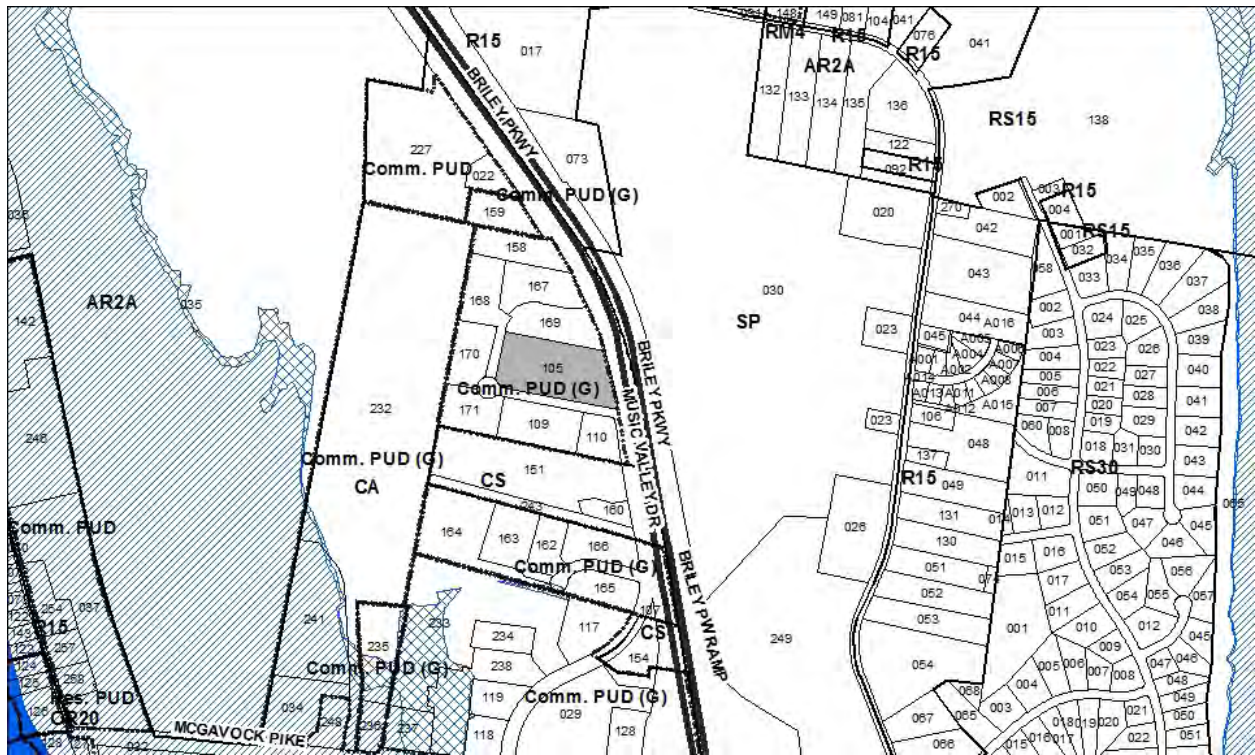
Metro Planning Commission Meeting of 05/14/2015

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.



Metro Planning Commission Meeting of 05/14/2015



5-73P-002

MUSIC VALLEY (RESIDENCE INN & HILTON GARDEN INN)

Map 062, Parcel(s) 105

14, Donelson - Hermitage

15 (Phil Claiborne)



Project No.	Planned Unit Development 5-73P-002
Project Name	Music Valley Drive PUD
Council District	15 – Claiborne
School District	4 – Shepherd
Requested by	Devinder Singh Sandhu., applicant, Raman G. Dayal and Rakesh Govindji, owners.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve with conditions.</i>

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.



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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.



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- 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



Metro Planning Commission Meeting of 05/14/2015

WATER SERVICES

Approve

STAFF RECOMMENDATION

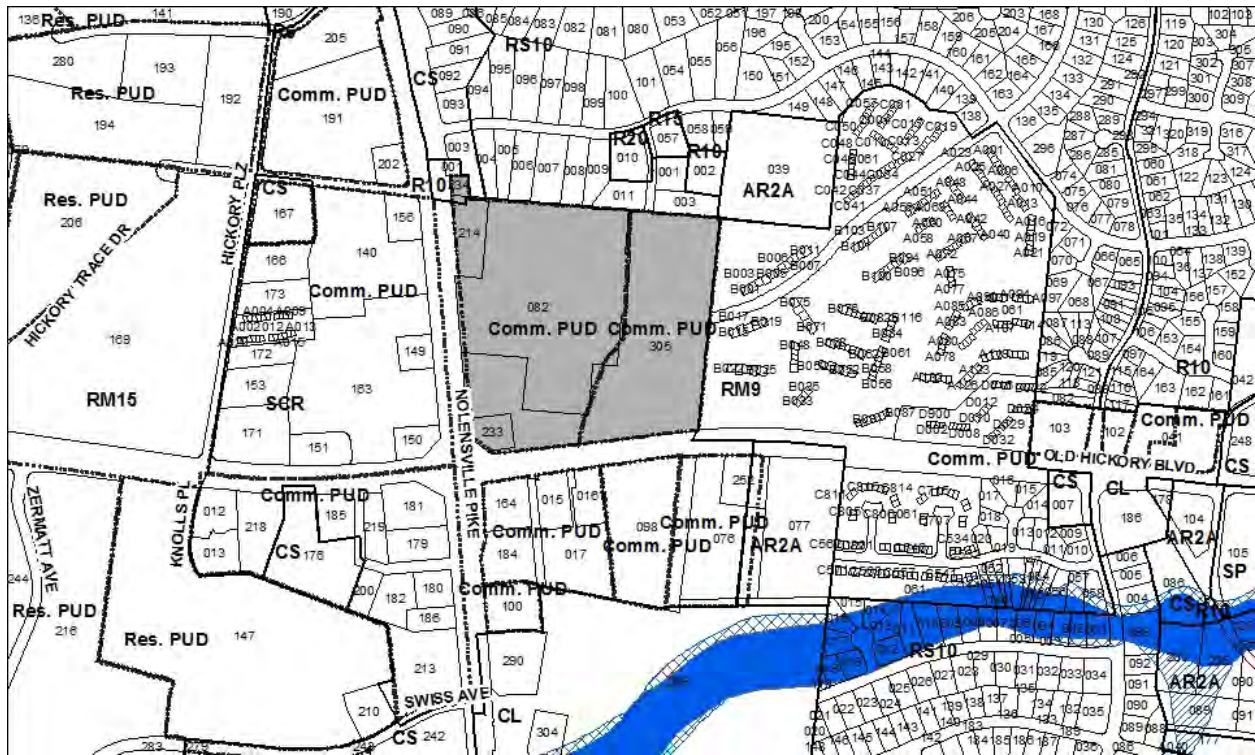
Staff recommends approval with conditions.

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.



Metro Planning Commission Meeting of 05/14/2015



247-84P-001

SOUTH PLAZA SHOPPING CENTER

Map 161, Parcel(s) 082, 214, 233, 234, 305

12, Southeast

27 (Davette Blalock)



Project No. 247-84P-001
Project Name South Plaza Shopping Center
Council District 27 - Blalock
School District 2 - Brannon
Requested by OHM Advisors, applicant; South Plaza Center Owner, LLC, owner

Staff Reviewer Thomas
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

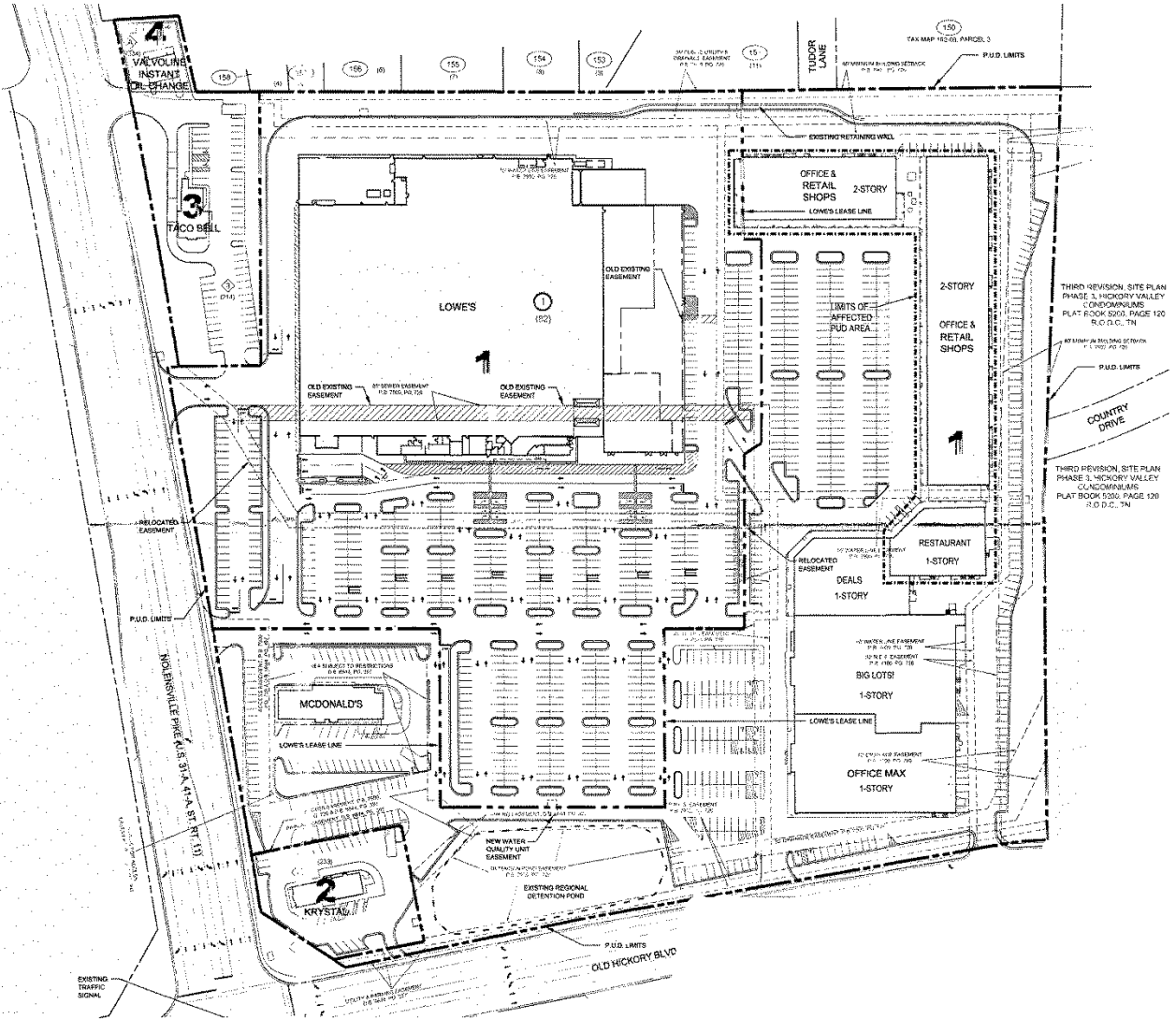
N/A

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.



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Proposed Site Plan



Metro Planning Commission Meeting of 05/14/2015

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;



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- 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



Metro Planning Commission Meeting of 05/14/2015

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.



Metro Planning Commission Meeting of 05/14/2015



2015S-038-001

RESUB. LOT 1, ALEXANDER'S PETWAY AVE.

Map 082-04, Parcel(s) 306

05, East Nashville

05 (Scott Davis)



Project No. 2015S-038-001
Project Name Alexander’s Petway Ave, Resub Lot 1
Council District 5 – S. Davis
School District 5 – Kim
Requested by CK Surveyors, applicant; Autumn Key, owner.

Staff Reviewer Sajid
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.

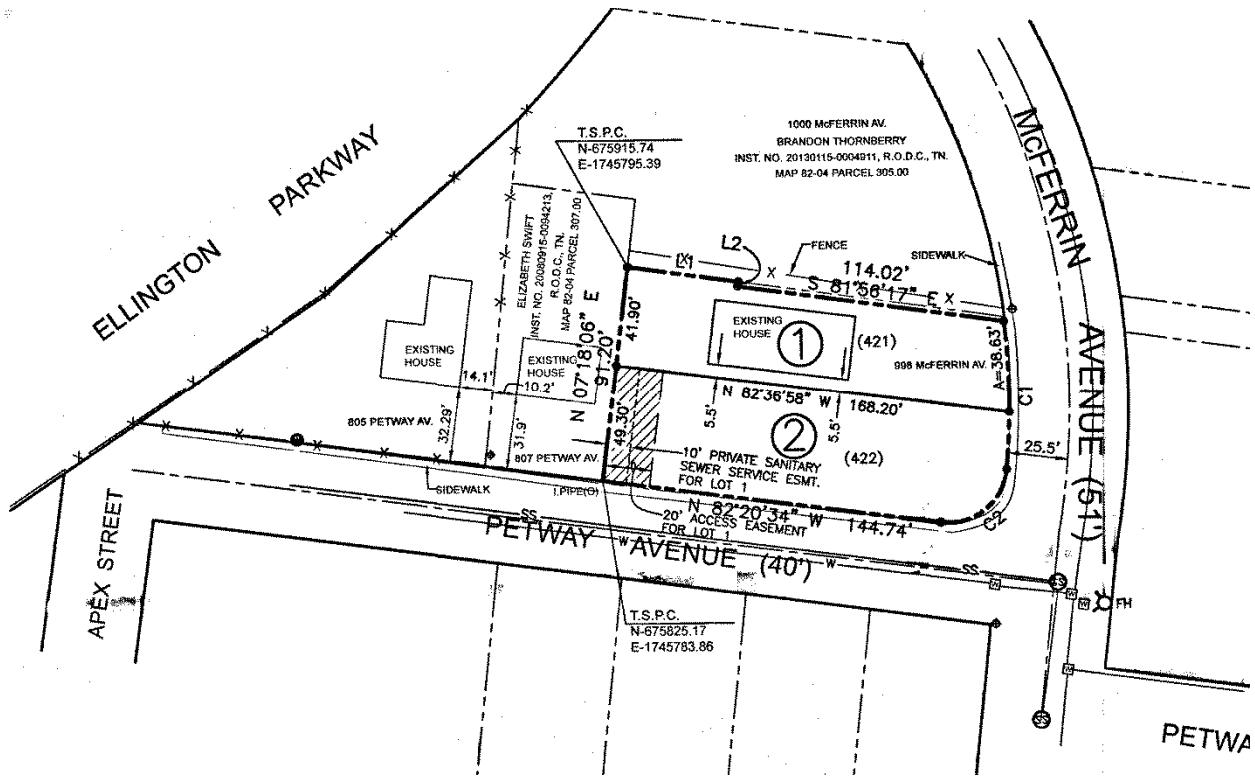
The existing lot is 14,817 square feet and is proposed to be subdivided into two lots with the following areas and street frontages:

- 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.



Metro Planning Commission Meeting of 05/14/2015



Proposed Subdivision



Metro Planning Commission Meeting of 05/14/2015

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.



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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.



SEE NEXT PAGE



NO SKETCH

MEMORANDUM

TO: PLANNING COMMISSIONERS
FROM: ANDREW COLLINS, METRO NASHVILLE PLANNING DEPARTMENT
SUBJECT: CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC
DATE: MAY 1, 2015

PROJECT NAME	CAPITOL VIEW/HCA – 1100 CHARLOTTE AVENUE
SUBDISTRICT	GULCH SOUTH (BONUS HEIGHT), GULCH NORTH
Parcel(s)	09305019800
Requested by	Vanessa Newton, AIA; Gresham, Smith and Partners, applicant; WCP Properties, LLC, owner

BACKGROUND

The Downtown Code requires Planning Commission certification of compliance with the provisions of the Bonus Height Program (when those provisions are utilized for a development), before building permits can be issued.

APPLICANT REQUEST

Certification of compliance with the Downtown Codes (DTC’s) Bonus Height Program (BHP) for the Hospital Corporation of America (HCA) – Capitol View development located at 1100 Charlotte Avenue, located in the Gulch South and Gulch North Subdistrict of the DTC. The bonus height will only be utilized for the portion of the development located within the Gulch South Subdistrict. The applicant has utilized the LEED Building pre-certification, Underground Parking, and Public Parking provisions to allow six additional stories of bonus height, to achieve a 16 story tower located within the Gulch South Subdistrict (ten stories by-right, and 6 additional stories via the BHP), as permitted under the Downtown Code.

ANALYSIS

The DTC Bonus Height Program allows bonus height to be permitted if certain public benefit uses are met. The public benefits being provided in exchange for bonus height are:

LEED Building

- Bonuses for individual buildings are given upon precertification of LEED silver, gold and platinum. The bonuses are specific to each Subdistrict. See the BHP Chart for details.

Underground Parking

- The number of square feet of Bonus Height shall be equal to the number of square feet in Underground Parking. The additional square footage may be used to the Bonus Height Maximum as determined on the BHP Chart.

Public Parking

- The number of square feet of Bonus Height shall be twice that of the number of square feet in Public Parking. The additional square footage may be used to the Bonus Height Maximum as determined on the BHP Chart.
- Public Parking shall be clearly marked as public, and shall be accessible to the public, at all hours that the garage is open, for the lifetime of the building.

The Bonus Height Program Chart (BHP) allows up to two bonus stories for each category: LEED Building, Underground Parking, and Public Parking. The project has received LEED Silver pre-certification is entitled to two bonus stories, which the project is fully utilizing. Approximately 158,200 SF of Underground Parking is provided, the derived bonus square footage of 158,200 SF (Underground Parking SF x 1) is used on two bonus stories totaling 60,000 SF (30,000 SF each). The applicant is providing approximately 65,525 SF of Public Parking, and is utilizing the derived bonus square footage of 131,050 SF (Public Parking SF x 2) towards two bonus stories totaling 59,800 SF (29,900 SF each).

This utilization is compliant with the DTC Bonus Height Program. Per the Downtown Code, the remaining un-used bonus square footage would be eligible for the BHP transfer of development rights, upon the project receiving its final certificate of occupancy.

STAFF RECOMMENDATION

Approve Certification of Compliance with conditions. Staff has reviewed the project’s utilization of the DTC’s Bonus Height Program provisions, and finds it to be compliant. Staff recommends the Planning Commission certify compliance with the DTC’s Bonus Height Program provisions with the following condition:

1. Prior to building permit issuance, a binding commitment must be recorded with the Register of Deeds to ensure the Public Parking is provided for the lifetime of the building, as required by the DTC Bonus Height Program.

Parcel Map



Section IV: General Standards

Bonus Height Chart

General	Maximum Height within the Substrate	LEED	LEED NO	Previous Surface	Open Space	Workforce Housing	Civil Support Space	Upper Level Garage Liner	Public Parking	Bonus Height Maximum
James Robertson	elevation of 50'	Any = 2 stories	2 stories	2 stories	2 stories	All Levels to a maximum of elevation 50 feet below 50'	2 stories below 50' elevation	2 stories	2 stories	elevation 50'
Zone	30 stories	Silver = 4 stories; Gold = 8 stories; Platinum = 15 stories	2 stories	2 stories	8 stories	All Levels	9 stories	8 stories	2 stories	Unlimited
One-Block	8 stories on the longer of blocks, 10 stories on the corners	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	8 stories on the longer of blocks, 10 stories on the corners
Upper Broadway	100'	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	100'
Second and Broadway	8 stories within 100' 5 stories within 85'	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	8 stories within 100' 5 stories within 85'
SEB	30 stories	Silver = 4 stories; Gold = 8 stories; Platinum = 15 stories	2 stories	2 stories	8 stories	All Levels	8 stories	8 stories	2 stories	Unlimited
General	15 stories within 220'	Silver = 4 stories; Gold = 8 stories; Platinum = 15 stories	2 stories	2 stories	5 stories	Levels 1, 2, and 3	5 stories	5 stories	2 stories	20 stories within 500'
Central River	10 stories within 145'	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	10 stories within 145'
Shuffle	6 stories	Any = 2 stories	2 stories	2 stories	2 stories	Levels 1, 2, and 3	2 stories	2 stories	2 stories	11 stories
General	15 stories	Any = 2 stories	2 stories	2 stories	3 stories	Levels 1, 2, and 3	3 stories	3 stories	2 stories	18 stories
Lafayette Street	6 stories	Any = 2 stories	2 stories	2 stories	1 story	Levels 1, and 2	1 story	1 story	2 stories	7 stories
Madison St	3 stories	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	3 stories
Tripart and Broadway	65 feet with an SEP of 11.5	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	No bonus	65 feet with an SEP of 11.5
Rolling Mill Hill	6 stories	Any = 2 stories	2 stories	2 stories	2 stories	Levels 1, 2, 3 and 4	2 stories	2 stories	2 stories	12 stories
Madison River	7 stories	Any = 2 stories	2 stories	2 stories	2 stories	All Levels	2 stories	2 stories	2 stories	10 stories below 50' elevation
West	4 stories	Any = 2 stories	2 stories	2 stories	2 stories	All Levels	2 stories	2 stories	2 stories	4 stories
Central	4 stories	Any = 2 stories	2 stories	2 stories	2 stories	All Levels	2 stories	2 stories	2 stories	4 stories
Central	10 stories	Any = 2 stories	2 stories	2 stories	2 stories	All Levels	2 stories	2 stories	2 stories	18 stories
Central	15 stories	Any = 2 stories	2 stories	2 stories	2 stories	All Levels	2 stories	2 stories	2 stories	21 stories
at key intersections	20 stories	Silver = 4 stories; Gold = 8 stories; Platinum = 15 stories	2 stories	2 stories	4 stories	All Levels	4 stories	4 stories	2 stories	26 stories
North	7 stories	Any = 2 stories	2 stories	2 stories	2 stories	All Levels	2 stories	2 stories	2 stories	10 stories below 50' elevation
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