



METROPOLITAN PLANNING COMMISSION MINUTES

Thursday, June 11, 2015

4:00 pm Regular Meeting

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

MISSION STATEMENT

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

Commissioners Present:
Jim McLean, Chair
Greg Adkins, Vice Chair
Stewart Clifton
Hunter Gee
Jeff Haynes
Lillian Blackshear
Jessica Farr
Councilman Hunt
Andree LeQuire

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

Commissioners Absent: Derrick Dalton

Richard C. Bernhardt, FAICP, CNU-A
Secretary and Executive Director, Metro Planning Commission

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Notice to Public

Please remember to turn off your cell phones.

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

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

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

Writing to the Commission

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

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

Speaking to the Commission

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

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

Legal Notice

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



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

MEETING AGENDA

A. CALL TO ORDER

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

B. ADOPTION OF AGENDA

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

C. APPROVAL OF May 28, 2015 MINUTES

Mr. Haynes moved and Mr. Clifton seconded the motion to approve the May 28, 2015 minutes. (6-0)

D. RECOGNITION OF COUNCILMEMBERS

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

Council Lady Bennett spoke in favor of Item 40.

Councilman Bedne spoke in favor of Item 22.

Ms. Farr arrived at 4:05 p.m.

Council Lady Johnson spoke in favor of Item 14 and noted the community is very excited.

Council Lady Allen spoke in favor of Item 9 and noted the developer has done a great job of responding to neighbors' concerns.

Council Lady Langster spoke in favor of deferral for Items 19, 20, and 30; she also spoke in favor of Item 37 on the consent agenda.

Councilman Westerholm spoke in favor of Item 32 and Item 23.

Councilman Scott Davis spoke in favor of Item 6 and Item 25.

E. NASHVILLENEXT UPDATE

Mr. Bernhardt presented the NashvilleNext Update.

Ms. LeQuire arrived at 4:19 p.m.

F. ITEMS FOR DEFERRAL / WITHDRAWAL

3. **2015SP-043-001**
HWY 70 RETAIL CENTER

5. **2015Z-021PR-001**
701 ENLOE STREET & ENLOE STREET (UNNUMBERED)

7. **122-83P-001**
THE WOODLANDS, PHASE 3

8. **2006SP-075-001**
1329 7TH AVENUE NORTH

10. **2015SP-053-001**
PENNINGTON AVENUE SP

15a. **2015SP-060-001**
BORDEAUX SP

- 15b. 2015M-001OT-001**
BORDEAUX REDEVELOPMENT DISTRICT
- 16. 2015SP-061-001**
HILLSHIRE GROVE
- 19. 2015SP-065-001**
SCOVEL HOMES DEVELOPMENT PHASE 1
- 20. 2015SP-066-001**
SCOVEL HOMES DEVELOPMENT PHASE 2
- 21. 2015SP-067-001**
THE CROSSING AT DRAKES BRANCH
- 30. 2015Z-047PR-001**
- 35. 2015Z-052PR-001**
- 36a. 75-83P-003**
ELYSIAN FIELDS
- 36b. 2015Z-064PR-001**
- 39. 88P-068-001**
NASHBORO PLACE PUD

Mr. Adkins moved and Mr. Haynes seconded the motion to approve the Deferred and Withdrawn Items. (8-0-1)

Ms. Blackshear recused herself from Item 16.

G. CONSENT AGENDA

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

- 2. 2015SP-016-001**
1922 BROADWAY
- 6. 2015Z-026PR-001**
1042 AND 1044 SHARPE AVENUE
- 9. 2014SP-040-001**
ACKLEN & LOVE
- 11. 2015SP-056-001**
OCEOLA PARK
- 14. 2015SP-059-001**
SMITH SPRINGS COMMUNITY CENTER
- 18. 2015SP-063-001**
915 HAWKINS STREET SP

- 24. 2015SP-071-001**
RUE SIX COTTAGES
- 25. 2015SP-073-001**
614 N 2ND STREET
- 26. 2015Z-040PR-001**
- 27. 2015Z-043PR-001**
- 28a. 2015Z-045PR-001**
- 28b. 96P-019-001**
CENTURY CITY PUD (CANCELLATION)
- 29. 2015Z-046PR-001**
- 31. 2015Z-048PR-001**
- 32. 2015Z-049PR-001**
- 33. 2015Z-050PR-001**
- 34. 2015Z-051PR-001**
- 37. 2008Z-057-001**
- 38. 2005P-010-004**
NASHVILLE COMMONS AT SKYLINE (CAMEL EXPRESS CAR WASH)
- 40. 2014NL-001-002**
GALLATIN PIKE NLOD
- 41. 2015S-025-001**
HAYWOOD ACRES RESUB. OF LOT 159
- 42. Employee contract renewal for Andrew Collins, Brenda Diaz, and Jason Swaggart**
- 46. Accept the Director's Report and Approve Administrative Items**

Mr. Adkins moved and Councilman Hunt seconded the motion to approve the Consent Agenda. (7-0-2)

Ms. Blackshear recused herself from Items 16, 18, 28a, 28b, and 32.

Mr. Gee recused himself from Item 32.

H. PREVIOUSLY DEFERRED ITEMS

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

Specific Plans

1. 2014SP-047-001

COUNTRY CORNER

Map 168, Part of Parcel(s) 059
Council District 35 (Bo Mitchell)
Staff Reviewer: Melissa Sajid

A request to rezone from AR2a to SP-C zoning for a portion of property located at Highway 100 (unnumbered), at the southwest corner of Highway 100 and Highway 96, (15 acres), to permit one building with an 8,000 square foot restaurant, 5,000 square feet for automobile convenience, and 10,640 square feet for retail as well as up to 2,400 square feet of community meeting space that is to be located within the proposed building, requested by Dale & Associates, Inc. applicant; Charlie B. Mitchell, Jr., owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Permit automobile convenience, restaurant retail and community meeting space uses.

Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan-Commercial (SP-C) zoning for a portion of property located at Highway 100 (unnumbered), at the southwest corner of Highway 100 and Highway 96, (15 acres), to permit one building with an 8,000 square foot restaurant, 5,000 square feet for automobile convenience, and 10,640 square feet for retail as well as up to 2,400 square feet of community meeting space that is to be located within the proposed building.

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

BELLEVUE COMMUNITY PLAN

Current Policy

Rural Neighborhood Maintenance (T2 NM) is intended to preserve the general character of rural neighborhoods as characterized by their development pattern, building form, land use, and associated public realm. T2 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

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

Growth and Preservation Concept Map

No change proposed.

Consistent with Policy?

No, the proposed SP is not consistent with the existing Rural Neighborhood Maintenance policy. This policy is a residential policy that is intended to preserve the general character of rural neighborhoods as characterized by their development pattern,

building form, land use and associated public realm. The predominant use in the neighborhood is currently residential while the uses proposed by the SP are commercial, which is not consistent with the Rural Neighborhood Maintenance policy.

The site is also partially in Conservation policy, as a result of steep slopes and streams located on the site. The proposed development is located outside of areas with slopes exceeding 20% and does not encroach into any required stream buffers.

PLAN DETAILS

The site is located southwest of Highway 100 and Highway 96. The site is currently vacant. Surrounding zoning is primarily AR2a, with small parcels zoned CN and MUL. The area is predominantly residential in character. Access to the site is proposed from both Highway 96 and Highway 100.

Site Plan

The SP proposes automobile, restaurant and retail uses. In addition, the development is to include community meeting space that will serve as a public benefit use and a seasonal garden center. The site includes 15 acres of a larger parcel that is characterized by steep slopes greater than 25% and includes a number of streams located on site. The proposed development is located outside of areas with slopes exceeding 20% and does not encroach into any required stream buffers.

The SP proposes one building that totals 23,640 square feet. Both buildings are oriented toward Highway 96. Surface parking is provided throughout the site, including one row between the buildings and Highway 96. The site is to be served by an onsite septic system as sewer is not available at the site. In addition, part of the property located at the corner of Highway 96 and Highway 100 is reserved for stormwater treatment.

Conceptual architectural elevations are included with the SP and indicate that the building incorporates elements of residential building design in order to reflect the rural character of the area. In addition, building height shall be a maximum of 2 stories.

ANALYSIS

The Rural Neighborhood Maintenance policy is strictly a residential policy that does not include commercial uses. As the SP proposes commercial uses that are not consistent with the Rural Neighborhood Maintenance policy, staff recommends disapproval of the request. In addition, the SP does not have recommendations of approval from Metro Public Works, the Metro Traffic Engineer and the Metro Health Department as the plan does not include the information necessary to address the technical comments of all reviewing agencies.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approve

TRAFFIC & PARKING RECOMMENDATION

Returned

- A TIS is required prior to SP rezoning.

HEALTH DEPARTMENT RECOMMENDATION

Returned

- There has been no substantive interaction and I do not believe that they have submitted the final copies of the soils map yet. Our office does not issue preliminary approvals. We generally like to have a good idea of estimated water usage and also the soils data so that we can give a more definitive answer which will ultimately lead to approval (or disapproval as the case may be).

HARPETH VALLEY UTILITY DISTRICT RECOMMENDATION

Approve with conditions

- No more than 4' of fill in the HVUD water line easement).
- Install curtain drain around septic area.
- Developer will need to submit Final construction plans to HVUD for approval at the appropriate time.

PUBLIC WORKS RECOMMENDATION

Returned

- 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.
- Submit TIS to MPW Traffic Engineer prior to rezoning.
- Indicate sight distance per AASHTO standards.
- If required by Metro Planning, indicate sidewalk construction along property frontage with curb and gutter, grass strip and ADA compliant sidewalks. Coordinate with MPW prior to final design to determine exact specifications of the roadside drainage infrastructure.

- Driveway construction must meet MPW standard drawings.
- TDOT approval will be required prior to building permit sign off.

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)	15	2	7 U	67	6	8

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	15	-	10,640 SF	493	16	48

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Convenience Market/Gas Station (945)	15	-	Approx. 6,500 SF	NA	515	631

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (sit-down) (932)	15	-	Approx. 6,500 SF	827	75	73

Traffic changes between maximum: **AR2a** and proposed **SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	NA	+600	+744

STAFF RECOMMENDATION

Staff recommends disapproval of the SP as it is not consistent with the Rural Neighborhood Maintenance land use policy.

CONDITIONS (if approved)

1. In accordance with Section VI H of the Rules and Procedures of the Commission, staff is directed to initiate an amendment to the Community Plan for this parcel to T2 Neighborhood Center or include in the motion a clear explanation of how the proposed zoning amendment complies with the overall goals and intent of the General Plan.
2. Uses within the SP shall be limited to 8,000 square feet restaurant, 5,000 square feet for automobile convenience, and 10,640 square feet for retail as well as community meeting space.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. 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 CS zoning district as of the date of the applicable request or application.

5. Area shown on plan as "existing trees to remain" shall be labeled as conservation and open space and 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.
6. A traffic impact study shall be submitted with the final site plan.
7. The final site plan shall be approved by Harpeth Valley Utility District.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Ms. Blackshear recused herself and stepped out of the room at 4:39 p.m.

Ms. Sajid presented the staff recommendation of disapproval.

Roy Dale, 516 Heather Place, spoke in favor of the application and noted that this is a great location for this activity as it will provide a great community benefit.

Deryl Bauman, 103 Foxhunt Pointe, spoke in opposition to the application and noted that it is not consistent with the overlay plan nor is it a benefit to the community.

Patricia Thomas, 7491 Caney Fork Road, spoke in opposition to the application because it does not fit with the rural character of the area.

Carolyn Regen, 9541 Hwy 96, spoke in opposition to the application and would like to keep the rural character of the area.

Mike Regen, 9541 Hwy 96, spoke in opposition to the application due to increased traffic concerns.

Gary Cirmelli, 8722 Old Harding Pike, spoke in opposition to the application and noted that the community already has everything they need in the area.

Roy Dale stated willingness to reduce the size of the building and asked for approval.

Chairman McLean closed the Public Hearing.

Mr. Haynes spoke in favor of staff recommendation and noted that "general store" and "23,000 ft" are very inconsistent; also concerned that there is not enough parking.

Ms. LeQuire spoke in favor of staff recommendation and stated that the scale feels more like a convenience market that you would see on a major highway.

Mr. Clifton spoke in favor of staff recommendation.

Mr. Gee spoke in favor of staff recommendation due to the existing policy.

Ms. Farr spoke in favor of staff recommendation.

Mr. Haynes moved and Mr. Gee seconded the motion to disapprove. (8-0)

Ms. Blackshear stepped back in the room at 5:05 p.m.

Resolution No. RS2015-189

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-047-001 is Disapproved. (8-0)"

2. 2015SP-016-001

1922 BROADWAY

Map 092-16, Parcel(s) 139, 141, 143

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Jason Swaggart

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

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

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Preliminary SP

A request to rezone from Mixed Use Intensive-A (MUI-A) to Specific Plan – Mixed-Use (SP-MU) zoning for properties located at 1912, 1918 and 1922 Broadway, at the corner of Broadway and 20th Avenue South, (0.94 acres), to permit a mixed-use development.

Existing Zoning

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

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

CRITICAL PLANNING GOALS

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

This proposal meets several critical planning goals. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The development will have building entrances along the street frontages and parking placed away from street frontages, improving upon the walkable design of the surrounding streets. The project will replace existing restaurant and retail buildings, intensifying development on an infill site. Located along a bus line, the development will be easily accessible by public transportation as well as by foot or bicycle.

GREENHILLS - MIDTOWN COMMUNITY PLAN

Current Policy

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

Growth and Conservation Concept Map

No change is proposed.

Consistent with Policy?

Yes. The proposed SP is consistent with the T5 MU policy. The plan would permit a variety of uses with supportive structured parking that would support the already diverse mixed-use area. A special policy that applies to this site supports heights up to 20 stories, with the exception that it can also support greater heights at prominent location provided the site and building design meet the intent of the policy. The plan calls for a maximum height of 25 stories. Staff finds that the location of the project in relation to other planned projects, as well as the width of Broadway and the creation of a pedestrian friendly streetscape along Broadway, support the proposed height.

PLAN DETAILS

The approximately 0.96 acre site is located along Broadway between 20th Avenue South and Lyle Avenue. It currently contains several buildings including Nashville and J.J.'s Market & Café. The surrounding area contains a wide variety of uses as well as low rise and high rise buildings.

Site Plan

The plan calls for a maximum 25 story mixed use building. The plan would permit a variety of uses which include all the uses that are permitted under the current MUI-A zoning district. This includes commercial, office and residential uses. The SP would permit a maximum floor area of approximately 501,811 sq. ft., and an approximate FAR of 12, and a maximum of 350 residential units. The plan calls for active ground floor space along the entire length of Broadway and up 20th from the corner of Broadway for at least 70 feet.

While the maximum overall height is 25 stories, the maximum height within the build-to-zone (0' to 15') is seven stories, with the exception that the tower may rise sheer from the ground for a percentage of the lower level façade. This means that the building along a certain percentage of each façade may rise from ground level to the maximum height. Following is the maximum percentage of the building façade that could rise from ground level to the maximum height:

- Broadway: 25%;
- 20th Avenue: 55%;
- Lyle: 70%.

Vehicular access into the site will be from Lyle Avenue and 20th Avenue. There is no vehicular access proposed for Broadway. The plan does call for a valet loading zone along Broadway. Parking is to be provided below grade as well as above the first floor. The plan requires that the upper level parking decks be screened in a manner consistent with the architecture of the building and in a manner that screens cars from view from the street.

ANALYSIS

The request is consistent with the T5 MU land use policy and meets several critical planning goals. There is an alley located at the rear of the site. While staff would prefer that vehicular access be from the rear alley, the grade difference from the alley to Broadway makes it infeasible. The plan does not permit any vehicular access onto Broadway. There are currently three drives and the removal of these drives and the restriction prohibiting vehicular access onto Broadway will strengthen the pedestrian environment along this stretch of Broadway.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

METRO HISTORIC ZONING COMMISSION STAFF

Approved

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.
- Comply with MPW Traffic Engineer Conditions, submit previously requested TIS.
- Any changes to the existing roadway direction, striping, etc must be approved by Metro Traffic and Parking Commission.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- Developer shall widen Lyle Avenue approximately 7 feet to allow a minimum of 33 feet of pavement with curb and gutter along frontage.
- Developer shall apply to T & P to restrict on-street parking and loading along Lyle Ave project frontage.
- Building plans shall provide pedestrian access from the site land uses to the valet, taxi zone and parking areas identified on Lyles Ave frontage.
- Developer shall refurbish lane striping on 20th Avenue, S. and Lyle Avenue along the frontage of the project site. Install one way signage per MUTCD standards opposite 20th Ave s access drive. Developer shall sign the Lyle Ave. access points per MUTCD to allow appropriate drive operation. Submit pavement marking and signage plan with construction documents.
- Developer shall install crosswalks and pedestrian hybrid beacons on each approach of the 20th Ave and Broadway intersection. Developer shall submit signal/signage and striping plan to metro traffic engineer and upon approval developer shall install pedestrian infrastructure.
- In conjunction with the preparation of final construction documents for the proposed project, sight triangles should be provided to identify the sight distance which will be available based on the specific location of the project access and its design parameters. These sight triangles should be developed based on guidelines that are included in A Policy on Geometric Design of Highways and Streets, which is published by the American Association of State Highway and Transportation Officials

(AASHTO) and commonly known as The Green Book. Specifically, The Green Book indicates that for a speed of 30 mph, the minimum stopping sight distance is 200 feet. This is the distance that motorists on 20th Avenue, S. and Lyle Avenue will need to come to a stop if a vehicle turning from a project access creates a conflict. Also, based on The Green Book, the minimum intersection sight distance is 335 feet. This is the distance that motorists exiting the project accesses will need to safely complete turns onto 20th Avenue, S. and Lyle Avenue.

- All valet parking, deliveries, and taxi operations shall occur on-site at the proposed loop access drives on Lyle Avenue. All loading for the residential land uses should occur in the service areas noted on the current site plan. Remove valet area along Broadway frontage identified on SP site plan. Maintain existing curb line to allow a WB travel lane terminating as a right turn lane at 20th Ave. Identify Bus stop and associated bus shelter along Broadway and apply to T&P for restricted parking and loading along Broadway frontage. Developer shall submit striping and signage plan for right turn lane with construction documents. No bulb outs at 20th or Lyle intersection with Broadway will be allowed.
- Currently, the developer of the proposed project intends to gate the access to the parking garage from 20th Avenue, S. This gate should be provided at least 40 feet inside the garage to accommodate queued vehicles. Identify denial lane at gated entrance.

WATER SERVICES RECOMMENDATION

Approve

Approved as a Preliminary SP only. Public construction plans must be submitted and approved prior to Final SP approval. Capacity fees must be paid prior to Final SP approval. Exact number of each type of use within this development must be provided before payment of these fees.

METRO SCHOOL BOARD REPORT

Projected student generation existing MUI-A district: 1 Elementary 0 Middle 1 High

Projected student generation proposed SP-MU district: 1 Elementary 1 Middle 2 High

The proposed SP-MU zoning district would generate two additional students than what is typically generated under the existing MUI-A zoning district. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. Both Eakin Elementary and West End Middle School are over capacity. This information is based upon data from the school board last updated October 2014.

Fiscal Liability

The fiscal liability of one new middle school student is \$26,000 (1 X 26,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions and disapproved without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to a maximum of 350 residential units and all other uses permitted under the MUI zoning district.
2. The maximum building height shall be limited to 25 stories. The maximum height along Broadway shall be 20 stories along no more than 25% of the frontage. The remaining 75% of the building along Broadway is limited to seven stories
3. Billboards shall not be permitted. The existing billboard must be removed prior to the issuance of a grading permit.
4. No vehicular access shall be permitted from Broadway.
5. Pedestrian improvements shall provide the following minimum dimensions. Improvements may be located within a pedestrian easement if necessary:
 - Broadway – 4' Planting area (strip or tree wells) and 10' sidewalk;
 - 20th – 4' Planting area (strip or tree wells) and 10' sidewalk;
 - Lyle – 4' Planting area (strip or tree wells) and 8' sidewalk.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. 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 MUI-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. 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.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Resolution No. RS2015-190

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-016-001 is **Approved without conditions and disapproved without all conditions. (9-0)**”

CONDITIONS

1. Uses within the SP shall be limited to a maximum of 350 residential units and all other uses permitted under the MUI zoning district.
2. The maximum building height shall be limited to 25 stories. The maximum height along Broadway shall be 20 stories along no more than 25% of the frontage. The remaining 75% of the building along Broadway is limited to seven stories
3. Billboards shall not be permitted. The existing billboard must be removed prior to the issuance of a grading permit.
4. No vehicular access shall be permitted from Broadway.
5. Pedestrian improvements shall provide the following minimum dimensions. Improvements may be located within a pedestrian easement if necessary:
 - Broadway – 4’ Planting area (strip or tree wells) and 10’ sidewalk;
 - 20th – 4’ Planting area (strip or tree wells) and 10’ sidewalk;
 - Lyle – 4’ Planting area (strip or tree wells) and 8’ sidewalk.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. 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 MUI-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. 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.
9. 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. 2015SP-043-001

BL2015-1207\Todd
HWY 70 RETAIL CENTER
Map 142, Parcel(s) 106, 369-370
Council District 34 (Carter Todd)
Staff Reviewer: Melissa Sajid

A request to rezone from RS15 to SP-MU zoning for properties located at 7037 Highway 70 S and Highway 70 S (unnumbered), approximately 1,065 feet east of Old Hickory Boulevard (14.99 acres), to permit up to 17,000 square feet of commercial/office space and up to 115 multi-family residential units, requested by Civil Design Consultants, LLC, applicant; Hicks Family Bellevue, LLC, owner.

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

The Metropolitan Planning Commission deferred 2015SP-043-001 to the July 23, 2015, Planning Commission meeting. (9-0)

4a. 2015SP-048-001

BL2015-1205\Gilmore
DEMONBREUN HILL
Map 093-09, Parcel(s) 203-206, 255-257, 259
Map 093-13, Parcel(s) 007, 010, 011, 013
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Brett Thomas

A request to rezone from CF to SP-MU zoning for property located at 1512, 1514, 1516, 1522, 1524, 1528, 1530 Demonbreun Street; 112 and 118 16th Avenue South and 1529, 1531 and 1533 McGavock Street, at the southeast corner of 16th Avenue South and McGavock Street, (3.38 acres), to permit a 22 story mixed use development with up to 590 multi-family residential units, requested by Kimley-Horn, applicant; Elmington Capital Group, owner. (See UDO cancellation 2001UD-002-010)

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

APPLICANT REQUEST

Preliminary SP to permit mixed-use development.

Preliminary SP

A request to rezone from Core Frame (CF) to Specific Plan Mixed-Use (SP-MU) zoning for properties located at 1512, 1514, 1516, 1522, 1524, 1528, 1530 Demonbreun Street; 112, 118 16th Avenue South; and 1529, 1531, 1533 McGavock Street, at the southeast corner of 16th Avenue South and McGavock Street (3.38 acres), to permit a 22 story mixed use development with up to 590 multi-family residential units.

Existing Zoning

Core Frame (CF) is intended for a wide range of parking and commercial service support uses for the central business district.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

CRITICAL PLANNING GOALS

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

This proposal meets several critical planning goals. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The development will have building entrances along the street frontages and parking placed away from street frontages, improving upon the walkable design of the surrounding streets. The project will replace existing retail buildings and parking lots, intensifying development on an infill site. Use of the site is optimized by the use of structured parking with ground floor retail. The proposed multi-family units will provide additional housing choice within the surrounding community. Located along a bus line, the development will add residents to use public transportation and non-residential uses to provide a destination for public transportation users.

GREEN HILLS – MIDTOWN COMMUNITY PLAN

Current Policy

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

Growth and Preservation Concept Map

No changes are proposed.

Consistent with Policy?

Yes. The proposed SP zoning district would provide a grocery store, multi-family residential units, office, retail, and structured parking, which would support the already diverse mixed use area. The maximum proposed height is 22 stories in 289 feet in height. The location of the project in relation to other approved projects supports the proposed height of the building. The proposed development would provide more opportunities for living in the urban core of the city and the non-residential uses will provide amenities for people residing in the area as well as people working and visiting the area.

PLAN DETAILS

The site is located at the southeast corner of 16th Avenue South and McGavock Street. The site boundaries include McGavock Street to the north, 16th Avenue South to the west and Demonbreun Street to the south. The site is located within the Music Row Urban Design Overlay. The applicant has requested cancellation of the UDO for the included properties. The site is approximately 3.38 acres in size. Current uses on the site consist of small scale retail and restaurant uses in individual buildings, as well as surface parking lots.

Site Plan

The plan proposes four separate buildings on the site; however, the programming of the buildings will not be determined until the final site plan. Although the applicant has identified anticipated uses for each building, uses permitted within the CF zoning district would also be allowed. The building at the southeast corner of 16th Avenue South and McGavock Street currently anticipates a grocery store, retail, and multi-family residences. The building proposed to wrap around the north and east elevations of the existing restaurant on Demonbreun Circle anticipates retail, residential, office, and a hotel. The building which fronts Demonbreun Street across from the Demonbreun Lofts anticipates retail, office, and a hotel. The building further east along Demonbreun Street, adjacent to the Rhythm, is anticipated to include retail, residential, and a hotel. All four buildings propose structured parking decks with architectural cladding to enhance architectural design of the structures. Parking decks located at street level and fronting a public street are required to have 100% of the street frontage devoted to retail or service uses to maintain a pedestrian-oriented urban environment.

The heights, density, and uses are designed to provide flexibility for the applicant to meet market demands and are regulated by the Development Summary and Overall Land Use tables within the SP. Final elevations will be required with the final site plan. The following bulk standards apply:

Max. Gross Floor Area:	1,040,000 square feet
Maximum FAR:	7.06
Maximum Residential:	590 units
Maximum Hotel:	640 rooms
Maximum Retail:	103,000 square feet
Maximum Office:	420,000 square feet
Maximum Height:	22 stories in 289 feet

The alley between Demonbreun and McGavock Streets is proposed to be widened to 24 feet to accommodate two-way traffic within the site. A three lane access drive to Demonbreun Street is proposed to align with the existing access point of the Demonbreun Lofts. This access point, as well as the intersection of 16th Avenue South and McGavock Street, is proposed by the applicant to be signalized.

An existing curb cut along Demonbreun Street would function as a drop off for the hotel proposed adjacent to the Rhythm. Additional parking structures are accessed via the alley. The SP requires parking comply with Metro requirements. Sidewalk widths shall meet the minimum requirements of the Major and Collector Street Plan. Bicycle parking is to be provided in accordance with the Zoning Code.

The SP plan also proposes façade mounted sign and projection sign standards that are different than the Music ROW UDO. For façade mounted signs, the UDO permits a maximum area of 40 square feet. The applicant proposes a display surface area of 1.5 square feet of signage per lineal foot of wall surface, without a maximum size, for inline tenants such as retail and restaurants. Anchor tenants in excess of 10,000 square feet, such as a grocery store, would be permitted 2.5 square feet of signage per lineal foot of wall surface, with the potential for a 750 square foot sign. The UDO prohibits projection signs from extending more than 4 feet from the façade; however, the applicant is proposing a maximum extension of 9 feet. Staff is recommending conditions to limit a grocery store tenant to one façade mounted sign with a maximum size of 280 square feet along McGavock Street, and one projection sign along 16th Avenue South with a maximum height of 15 feet, and a maximum projection of six feet from the face of the façade. Staff is also recommending conditions to limit all other façade mounted signs and projection signs to comply with the existing standards of the Music Row UDO. Additionally, skyline signs are recommended to be prohibited.

ANALYSIS

The plan is consistent with the land use policy and meets several critical planning goals. The plan adds a grocery store as well as a hotel, residences, retail, and office uses to a diverse area adding to the mixed use pattern that exists.

FIRE MARSHAL'S OFFICE

Approved with conditions

- Fire Code issues for the structures will be addressed at permit application review.
- Hydrants shall be located within 500' of all parts of every structure via approved hard-surfaced roads.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

- Approved as Preliminary SP only. For Final SP: pay capacity fees, (if needed) have public construction plans approved, and update availability detailing uses of each building.

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.
- Comply with the conditions of the Metro Traffic Engineer
- All proposed changes to lane assignments and signal installations must be approved by the Metro Traffic and Parking Commission prior to Final SP approval. If these items are not approved by T&P then a revised Preliminary SP may be required to mitigate the projects impacts to the existing infrastructure.
- Prior to Final SP coordinate with MPW the typical roadside cross sections for each public street. Typical sections should include ex. and proposed curb location, width of the furnishing zone and items located within, sidewalk width, etc.
- Add note in the Development Notes Section on pg 10, that all construction within the ROW is to per MPW standards and specifications and in accordance with the Strategic Plan for Sidewalks and Bikeways.

- Add note that all ROWs are to be dedicated prior to the issuance of the building permit.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- The developer has submitted a phasing plan that should be made part of the project submittal. As required by the Metro traffic engineer, focused traffic impact studies shall be provided by the developer for each development phase as part of the final SP submittals to identify additional roadway improvements and triggers for construction of those improvements.
- Phase 1 parking garage on Demonbreun shall be constructed with an access drive with entering and exiting lanes onto Demonbreun and a full access drive off of alley #235. Design of garage entry at Demonbreun shall provide adequate check-in parking, valet parking, and taxi loading space for the future hotel phase proposed to be constructed on top of garage. At a minimum, parking spaces shall be provided to meet the parking requirements for the existing retail and restaurant land uses unless a shared parking analysis is submitted and approved by the Metro Traffic Engineer.
- Phase 1 parking garage drive shall be redesigned as a right-in only with no exit when the future hotel phase is constructed as determined by the Metro traffic engineer. At that time additional parking may be required.
- Phase 2 garage access onto 16th Avenue should be relocated to McGavock Street to eliminate turning conflicts with alley #235. In lieu of relocating the garage access, the developer may offer other solutions to address these conflicts either through alley modifications or additional traffic analysis.
- Additional analysis at the intersection of 16th Avenue and McGavock Street will be required with the submittal of phase 2 final SP in order to determine if a traffic signal is warranted and appropriate. If a traffic signal is deemed warranted and is approved by the Metro Traffic & Parking Commission, the developer shall design and construct the signal with appropriate pedestrian infrastructure and pavement markings.
- Additional analysis at the intersection of Demonbreun and the primary site driveway (access B) will be required in order to determine if a traffic signal is warranted and appropriate. If a traffic signal is warranted and is approved by the Metro Traffic & Parking Commission, the developer shall design and construct the signal with appropriate pedestrian infrastructure and pavement markings.
- The April 2015 traffic impact study indicates that the PM peak hour East Bound Right Turn (EBRT) traffic routinely queues on Demonbreun from the I-40 EB on-ramp through the intersection of Demonbreun and access B. The traffic study also indicates that East Bound Left Turn (EBLT) traffic, turning into site access B, will queue significantly. Because of this, whether access B is signalized or unsignalized, a dedicated EBLT lane shall be constructed on Demonbreun in the median and shall provide a minimum of 150ft of storage with tapers per AASHTO standards. During the design of the EBLT lane, a minimum 10ft median shall be maintained at the intersection.
- A dedicated West Bound Left Turn (WBLT) lane at access B shall be constructed on Demonbreun in the median and shall provide appropriate storage with tapers per AASHTO standards. During the design of the WBLT lane, a minimum 10ft median shall be maintained at the intersection.
- Prior to full buildout, alley #235 shall be widened to 24ft minimum width. Alley improvements will be required with each development phase as determined by Metro Public Works. Additional alley widening may be required when development phases beyond phases 1 and 2 are constructed, to ensure appropriate site circulation.
- Three northbound lanes shall be maintained on 16th Avenue between the existing alley #235 and the Broadway/West End intersection.
- Developer shall apply to Traffic and Parking to restrict parking and standing along 16th Avenue and along McGavock Street as needed.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	3.38	5 F	736,164 SF	24859	501	2424

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

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)	3.38	-	590 U	3699	293	343

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel (310)	3.38	-	640 Rooms	5709	470	495

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	3.38	-	103,000 SF	6923	157	649

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	3.38	-	420,000 SF	4028	592	550

Traffic changes between maximum: **CF** and **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-4,500	+1,011	-387

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP-MU district: 2 Elementary 1 Middle 3 High

The proposed SP-MU zoning district could generate 6 additional students. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. Eakin Elementary and West End 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 2 new elementary school students is \$43,000 (2 X \$21,500 per student) and the fiscal liability for 1 new middle school student is \$26,000 (1 X \$26,000 per student). 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. Permitted land uses shall be limited to multi-family residential and all other uses permitted in the CF district. Multi-family residential shall be limited to up to 590 units.
2. The maximum heights of the buildings are limited to 22 stories in 289 feet.
3. Finalized landscape plans shall be submitted with the final site plan and shall meet or exceed the standards of the Zoning Code for the CF district.
4. Bicycle parking shall be provided in accordance with Section 17.20.135 of the Zoning Code.
5. Sidewalk widths shall be as per the adopted Major and Collector Street Plan.
6. Plans for highly visible crosswalks shall be reviewed and approved by Planning and Public Works prior to approval of the final site plan.
7. Comply with all Public Works conditions.
8. The anchor tenant on the corner of McGavock Street and 16th Avenue South is permitted one façade mounted sign with a maximum size of 280 square feet along McGavock Street, and one projection sign along 16th Avenue South with a maximum height of 15 feet, and a maximum projection of six feet from the face of the façade. All other façade mounted signs and projection signs shall comply with the existing standards of the Music Row UDO. Skyline signs shall be prohibited.

9. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
10. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the CF zoning district as of the date of the application request or application.
11. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
12. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Mr. Haynes recused himself and stepped out of the room at 5:05 p.m.

Mr. Thomas presented the staff recommendation of Items 4a and 4b.

Items 4a and 4b were heard and discussed together.

Tom White, 36 Old Club Court, spoke in favor of the application and noted that this bill has already passed first reading at council. The rezoning meets critical planning goals and creates walkable neighborhoods.

Dominic (last name unclear), spoke in favor of the application and explained that the goal is to provide a wider variety of amenities and services to the area to help it evolve into a dynamic neighborhood.

David Coode spoke in favor of the application and explained that this has been deferred twice in order to continue dialogue with staff.

James Lennon, 118 16th Ave S, spoke in favor of the application and noted that this is a great location for density.

John Dotson from the Music Industry Coalition spoke in favor of the application and explained that their mission is to protect the legacy of Music Row.

Emily Schneller, 1510 Demonbreun St, spoke in opposition to the application due to concerns with traffic flow, parking, safety, density, and the fact that consideration isn't being given to the existing homeowners in the area.

Karyn Fuller, 1510 Demonbreun St, spoke in opposition to the application due to traffic and safety concerns.

Barbara Dyer, 1510 Demonbreun St, spoke in opposition to the application due to inadequate infrastructure, traffic and safety concerns.

Tom White asked for approval and noted that the area needs this grocery store.

Chairman McLean closed the Public Hearing.

Mr. Adkins asked for clarification on the parking situation.

Mr. Thomas noted that each of the four buildings would have a parking deck.

Mr. Adkins stated that parking is critical to the project's success.

David Coode clarified that this will meet or exceed the parking requirements of the Zoning Code for the overall development.

Mr. Adkins inquired what the 15-20 year plan for this development consists of.

David Coode stated that the immediate need is to build the grocery store and the parking structure.

Mr. Clifton asked if this rezoning is specific enough to require that the grocery store be built.

Mr. White confirmed that a grocery store will be built in the size discussed which is 30,000 square feet.

Mr. Thomas noted that the preliminary SP does not mandate that the grocery store be built but it can be conditioned if desired.

Mr. Clifton spoke in favor with several conditions including mandating a grocery store.

Mr. Gee spoke in favor of staff recommendation and noted that this is the right place for this project. It will not negatively affect the nearby obviously culturally important area of the music industry. It seems like it's a large enough site to move some of the density around that might be able to address some of the concerns of the residents.

Councilman Hunt left the meeting at 5:48 p.m.

Ms. Blackshear noted that this seems like the right location for intense development but we haven't seen whether this works the way it currently is and what might be needed in the future to ensure that infrastructure, traffic, etc. can be properly addressed.

Ms. Farr stated that she is overwhelmed by the amount of development happening in this area and whether we have adequate infrastructure on Demonbreun to handle this. There are also many positives such as the in-town grocery store and the mixed use; however, she would like to hear more developers address affordable housing in these new developments.

Ms. LeQuire noted that she is glad the alley is being widened. She also expressed that she wants to make sure we are keeping the pedestrian in mind. Something to consider is if there is a way to bring in the access from the alley as it makes a difference not to have cars cutting in front of pedestrians. She echoed Ms. Farr's statement regarding affordable housing and also asked that traffic and parking continue to look toward the future as far as making sure there is enough room to allow for transit.

Mr. Gee noted that the traffic will work itself out in an area like this with a connected street system, especially if we are building walkable, mixed-use developments.

Mr. Clifton stated that he would like to include a condition that the grocery store be built, as described.

Tom White clarified they have no problem with that condition.

Mr. Adkins noted that it's really important to keep this pedestrian friendly and to continue to work with MTA, etc. on future transit options.

Mr. Clifton moved and Mr. Adkins seconded the motion to approve with conditions, including a condition that the first final site plan includes a grocery store or returns to the commission for review, and disapprove without all conditions. (7-0)

Mr. Haynes stepped back in the room at 6:05 p.m.

Resolution No. RS2015-191

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-048-001 is **Approved with conditions, including a condition that the first final site plan includes a grocery store or returns to the Commission for review, and disapproved without all conditions. (7-0)**"

CONDITIONS

- 1. Permitted land uses shall be limited to multi-family residential and all other uses permitted in the CF district. Multi-family residential shall be limited to up to 590 units.**
- 2. The maximum heights of the buildings are limited to 22 stories in 289 feet.**
- 3. Finalized landscape plans shall be submitted with the final site plan and shall meet or exceed the standards of the Zoning Code for the CF district.**
- 4. Bicycle parking shall be provided in accordance with Section 17.20.135 of the Zoning Code.**
- 5. Sidewalk widths shall be as per the adopted Major and Collector Street Plan.**
- 6. Plans for highly visible crosswalks shall be reviewed and approved by Planning and Public Works prior to approval of the final site plan.**
- 7. Comply with all Public Works conditions.**
- 8. The anchor tenant on the corner of McGavock Street and 16th Avenue South is permitted one façade mounted sign with a maximum size of 280 square feet along McGavock Street, and one projection sign along 16th Avenue South with a maximum height of 15 feet, and a maximum projection of six feet from the face of the façade. All other façade mounted signs and projection signs shall comply with the existing standards of the Music Row UDO. Skyline signs shall be prohibited.**
- 9. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.**
- 10. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the CF zoning district as of the date of the application request or application.**
- 11. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.**

12. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

4b. 2001UD-002-010

BL2015-1206\Gilmore

DEMONBREUN HILL (UDO CANCELLATION)

Map 093-09, Parcel(s) 203-206, 255-257, 259

Map 093-13, Parcel(s) 007, 011, 013

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Brett Thomas

A request to cancel 12 properties from the Music Row Urban Design Overlay (UDO) district located at 1512, 1514, 1516, 1522, 1524, 1528, 1530 Demonbreun Street; 112 and 118 16th Avenue South and 1529, 1531 and 1533 McGavock Street, at the southeast corner of 16th Avenue South and McGavock Street, (3.38 acres), requested by Kimley-Horn, applicant; Elmington Capital Group, owner. (See Preliminary SP application 2015SP-048-001)

Staff Recommendation: Approve, subject to the approval of the associated zone change request.

APPLICANT REQUEST

Cancel a portion of UDO.

UDO Cancellation

A request to cancel 12 properties from the Music Row Urban Design Overlay (UDO) district located at 1512, 1514, 1516, 1522, 1524, 1528, 1530 Demonbreun Street; 112 and 118 16th Avenue South and 1529, 1531 and 1533 McGavock Street, at the southeast corner of 16th Avenue South and McGavock Street, (3.38 acres).

Existing Zoning

Core Frame (CF) is intended for a wide range of parking and commercial service support uses for the central business district.

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

CRITICAL PLANNING GOALS

N/A

REQUEST DETAILS

The Music Row Urban Design Overlay was approved in 2001 with the intent to reinforce the scale and form of development that emphasizes sensitivity to the pedestrian environment. Active ground floor uses are encouraged and protection of pedestrian access was a strong focus. The UDO was broken into 3 sub-districts: Core, Corridor and Support. Each sub-district included specifications for building typography, mass, and scale. Signage standards are also outlined.

ANALYSIS

The properties that are the subject of this request are located in the Core and Corridor sub-districts of the Music Row UDO. The Core sub-district allows for buildings not to exceed 150 feet in height. The maximum height in the Corridor sub-district is 91 feet. Buildings are to be designed in a way to allow for easy pedestrian access from adjacent sidewalks with parking located to the rear and side of buildings. A similar request for a UDO cancellation was approved in 2014 as part of the SkyHouse Nashville SP.

STAFF RECOMMENDATION

Given the recent development pattern in the immediate area, the removal from the UDO will not have a negative impact on remaining UDO properties and will allow for a more intense development on a prominent location on a major corridor. Staff recommends approval, subject to the approval of the associated zone change request (2015SP-048-001).

Mr. Haynes recused himself and stepped out of the room at 5:05 p.m.

Mr. Thomas presented the staff recommendation of Items 4a and 4b.

Items 4a and 4b were heard and discussed together.

Tom White, 36 Old Club Court, spoke in favor of the application and noted that this bill has already passed first reading at council. The rezoning meets critical planning goals and creates walkable neighborhoods.

Dominic (last name unclear), spoke in favor of the application and explained that the goal is to provide a wider variety of amenities and services to the area to help it evolve into a dynamic neighborhood.

David Coode spoke in favor of the application and explained that this has been deferred twice in order to continue dialogue with staff.

James Lennon, 118 16th Ave S, spoke in favor of the application and noted that this is a great location for density.

John Dotson from the Music Industry Coalition spoke in favor of the application and explained that their mission is to protect the legacy of Music Row.

Emily Schneller, 1510 Demonbreun St, spoke in opposition to the application due to concerns with traffic flow, parking, safety, density, and the fact that consideration isn't being given to the existing homeowners in the area.

Karyn Fuller, 1510 Demonbreun St, spoke in opposition to the application due to traffic and safety concerns.

Barbara Dyer, 1510 Demonbreun St, spoke in opposition to the application due to inadequate infrastructure, traffic and safety concerns.

Tom White asked for approval and noted that the area needs this grocery store.

Chairman McLean closed the Public Hearing.

Mr. Adkins asked for clarification on the parking situation.

Mr. Thomas noted that each of the four buildings would have a parking deck.

Mr. Adkins stated that parking is critical to the project's success.

David Coode clarified that this will meet or exceed the parking requirements of the Zoning Code for the overall development.

Mr. Adkins inquired what the 15-20 year plan for this development consists of.

David Coode stated that the immediate need is to build the grocery store and the parking structure.

Mr. Clifton asked if this rezoning is specific enough to require that the grocery store be built.

Mr. White confirmed that a grocery store will be built in the size discussed which is 30,000 square feet.

Mr. Thomas noted that the preliminary SP does not mandate that the grocery store be built but it can be conditioned if desired.

Mr. Clifton spoke in favor with several conditions including mandating a grocery store.

Mr. Gee spoke in favor of staff recommendation and noted that this is the right place for this project. It will not negatively affect the nearby obviously culturally important area of the music industry. It seems like it's a large enough site to move some of the density around that might be able to address some of the concerns of the residents.

Councilman Hunt left the meeting at 5:48 p.m.

Ms. Blackshear noted that this seems like the right location for intense development but we haven't seen whether this works the way it currently is and what might be needed in the future to ensure that infrastructure, traffic, etc. can be properly addressed.

Ms. Farr stated that she is overwhelmed by the amount of development happening in this area and whether we have adequate infrastructure on Demonbreun to handle this. There are also many positives such as the in-town grocery store and the mixed use; however, she would like to hear more developers address affordable housing in these new developments.

Ms. LeQuire noted that she is glad the alley is being widened. She also expressed that she wants to make sure we are keeping the pedestrian in mind. Something to consider is if there is a way to bring in the access from the alley as it makes a difference not to have cars cutting in front of pedestrians. She echoed Ms. Farr's statement regarding affordable housing and also asked that traffic and parking continue to look toward the future as far as making sure there is enough room to allow for transit.

Mr. Gee noted that the traffic will work itself out in an area like this with a connected street system, especially if we are building walkable, mixed-use developments.

Mr. Clifton stated that he would like to include a condition that the grocery store be built, as described.

Tom White clarified they have no problem with that condition.

Mr. Adkins noted that it's really important to keep this pedestrian friendly and to continue to work with MTA, etc. on future transit options.

Mr. Adkins moved and Mr. Clifton seconded the motion to approve. (7-0)

Mr. Haynes stepped back in the room at 6:05 p.m.

Resolution No. RS2015-192

"BE IT RESOLVED by The Metropolitan Planning Commission that 2001UD-002-001 is Approved. (7-0)"

Zone Changes

5. 2015Z-021PR-001

701 ENLOE STREET & ENLOE STREET (UNNUMBERED)

Map 070-08, Parcel(s) 173-175, 178-184

Council District 02 (Frank R. Harrison)

Staff Reviewer: Jason Swaggart

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

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission indefinitely deferred 2015Z-021PR-001. (9-0)

6. 2015Z-026PR-001

1042 AND 1044 SHARPE AVENUE

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

Council District 05 (Scott Davis)

Staff Reviewer: Latisha Birkeland

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

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS5 to MUN-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Mixed Use Neighborhood-A (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).

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

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: 1 Elementary 0 Middle 0 High

The proposed zone change would generate one more students than what is typically generated under the existing RS5 zoning district assuming a 1,000 square foot residential unit since MUN-A does not have a maximum density. Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School, and Maplewood High School. Hattie Cotton Elementary School has been identified as overcapacity. 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 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, staff recommends approval.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-193

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-026PR-001 is **Approved. (9-0)**”

Planned Unit Developments

7. 122-83P-001

THE WOODLANDS, PHASE 3

Map 172, Parcel(s) 179

Council District 04 (Brady Banks)

Staff Reviewer: Lisa Milligan

A request to revise a portion of The Woodlands Residential Planned Unit Development Overlay District and for Final Site Plan on property located at 1203 Pineview Lane, at the terminus of Boxwood Drive (31.54 acres), zoned R15, to revise the lots lines of Phase 3, requested by Dewey-Estes Engineering, applicant; Woodlands Development, LLC, owner.

Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.

The Metropolitan Planning Commission deferred 122-83P-001 to the June 25, 2015, Planning Commission meeting. (9-0)

I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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

No Cases on this Agenda

J. RECOMMENDATIONS TO METRO COUNCIL

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

Specific Plans

8. 2006SP-075-001

1329 7TH AVENUE NORTH

Map 081-12, Parcel(s) 441

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Latisha Birkeland

A request to amend an existing SP to permit four townhome units plus two live/work unit for a total of six units, where four detached units had previously been approved, approximately 174 feet north of Rosa Parks Blvd (0.18 acres), within the Germantown Historic Preservation Zoning Overlay District, requested by Barge Cauthen & Associates, applicant; Village People, LLC, owner.

Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2006SP-075-001 to the June 25, 2015, Planning Commission meeting. (9-0)

9. 2014SP-040-001

ACKLEN & LOVE

Map 104-06, Parcel(s) 160

Council District 18 (Burkley Allen)

Staff Reviewer: Melissa Sajid

A request to rezone from RS7.5 to SP-R zoning for property located at Orleans Drive (unnumbered), at the corner of Orleans Drive and Acklen Avenue, (1.08 acres), to permit up to six detached residential dwelling units, requested by Dale & Associates, applicant; LVH, LLC, owners.

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

APPLICANT REQUEST

Preliminary SP to permit up to 6 detached residential units.

Preliminary SP

A request to rezone from Single Family Residential (RS7.5) to Specific Plan-Residential (SP-R) zoning for property located at Orleans Drive (unnumbered), at the corner of Orleans Drive and Acklen Avenue, (1.08 acres), to permit up to six detached residential 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 6 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
- 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 West End Avenue which will be supported by the additional density proposed by the SP.

GREEN HILLS – MIDTOWN NASHVILLE COMMUNITY PLAN

Current Policy

Urban Neighborhood Maintenance (T4 NM) policy is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Growth and Preservation Concept Map

No change proposed.

Consistent with Policy?

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

PLAN DETAILS

The site is located at the east of the intersection of Acklen Avenue and Love Circle. Surrounding zoning includes RS7.5, R8 and ORI, and the area is characterized by a mixture of housing types and office uses. The property is located in the Hillsboro-West End National Register District.

Site Plan

The plan proposes six detached residential units with three units fronting Acklen Avenue Avenue and three units fronting Love Circle. Unit 4 includes a side façade oriented toward Acklen Avenue and incorporates a wraparound porch so that the building addresses both street frontages. Architectural images have not been included with the preliminary SP. The SP, however, includes notes that address design considerations for the SP. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS, vinyl siding and untreated wood siding are prohibited as building materials. The maximum height for all units is 3 stories in 35' to the roof ridgeline. The existing trees located between units 5 and 6 are to be preserved.

Parking for the units is provided in garages and several surface parking spaces are provided for guest parking. All parking is located interior to the site and is accessed from a driveway off Love Circle. The SP proposes to dedicate right-of-way along Acklen Avenue. Existing sidewalks are located along Acklen Avenue, and the SP proposes to extend sidewalks along Love Circle. Rain gardens are proposed along the Acklen Avenue frontage to address stormwater management, and the plan also includes a knee wall with a maximum height of 36" along the Acklen Avenue frontage.

ANALYSIS

The proposed SP is consistent with Urban Neighborhood Maintenance land use policy and supports two critical planning goals. Staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

HISTORICAL COMMISSION

Approved

STORMWATER RECOMMENDATION

Approved with comments

- If an adequate onsite stormwater discharge is not obtainable, then a direct connection into the MS4 will be required.

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

- No on- street parking will be allowed along frontage. Apply to T&P to restrict parking along Love Circle frontage.

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. Applicant will need to pay required Capacity fees before Final SP approval. Either public sewer construction plans must be submitted and approved, or a variance and Letter of Responsibility approved, before Final SP approval.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Indicate curb and gutter along the property frontage. Lip of gutter should be placed at the EOP. EOP to be determined by the Traffic Engineer's comments.

- Dedicate ROW prior to building permit signoff.
- No stormwater discharge onto the public sidewalk will be permitted. Coordinate with MPW and Stormwater prior to final SP

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.08	5.80 D	6 U	58	5	7

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)	1.08	-	6 U	58	5	7

Traffic changes between maximum: **RS7.5** 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 RS7.5 district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district would generate three more students than what is typically generated under the existing RS7.5 zoning district. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. All three schools have been identified as over capacity. There is capacity within the cluster for additional high school students, but there is no capacity within the cluster or adjacent clusters for additional elementary and middle school students. This information is based upon data from the school board last updated October 2014.

Fiscal Liability

The fiscal liability of 1 new middle student is \$26,000 (1 X \$26,000 per student), and the fiscal liability of 1 new high school student is \$36,000 (1 X \$36,000). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to up to 6 detached residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 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. Landscaping shall be provided to screen the garage attached to Unit 3 from Acklen Avenue.
5. A rear porch or landscaping, windows and façade articulation shall be provided to address Acklen Avenue.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. 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.
8. 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.

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

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

Resolution No. RS2015-194

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-040-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

CONDITIONS

1. Uses within the SP shall be limited to up to 6 detached residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 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. Landscaping shall be provided to screen the garage attached to Unit 3 from Acklen Avenue.
5. A rear porch or landscaping, windows and façade articulation shall be provided to address Acklen Avenue.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. 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.
8. 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.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

10. 2015SP-053-001

PENNINGTON AVENUE SP

Map 072-11, Parcel(s) 211-215
Council District 07 (Anthony Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for properties located at 2305, 2309, 2313, 2317 and 2321 Pennington Avenue, approximately 152 feet south of Litton Ave, (0.86 acres), to permit up to 17 residential units, requested by Dale and Associates, applicant; D222, LLC, owners..

Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015SP-053-001 to the June 25, 2015, Planning Commission meeting. (9-0)

11. 2015SP-056-001

OCEOLA PARK

Map 103-02, Parcel(s) 131.01, 131
Council District 20 (Buddy Baker)
Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for properties located at 108 and 110 Oceola Avenue, approximately 150 feet north of Demoss Road, (0.64 acres), to permit up to seven detached units, requested by Dale and Associates, applicant; 265 White Bridge Road, LLC. and Peters Property Management and Abbas Taherian, owners.

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

APPLICANT REQUEST

Preliminary SP to permit up to 7 dwelling 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 108 and 110 Oceola Avenue, approximately 150 feet north of Demoss Road, (0.64 acres), to permit up to seven detached units.

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports Infill Development

This proposal meets two 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. Sidewalks are being provided along Oceola Avenue and a sidewalk connection is being provided to the adjacent commercial property to create a more pedestrian friendly and walkable area.

WEST NASHVILLE COMMUNITY PLAN

Current Policy

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

Growth and Preservation Concept Map

No change proposed.

Consistent with Policy?

Yes. The proposed SP is consistent with the T3 Suburban Neighborhood Evolving Policy. The proposed plan is compatible with the general character of the surrounding neighborhood. The proposed development is intensifying an underutilized urban lot and provides for additional housing choice within the neighborhood. The development is also respectful of the existing land use patterns in the area by keeping a consistent setback along Oceola Avenue and proposing only single-family detached units.

PLAN DETAILS

The site is located at 108 and 110 Oceola Avenue, on the east side of Oceola Avenue. The site is approximately 0.64 acres in size. The property at 108 Oceola Avenue is currently in use as a duplex while the property at 110 Oceola Avenue is currently vacant.

Site Plan

The plan proposes a multi-family residential development with up to 7 dwelling units. All units are proposed to be single-family detached.

The plan proposes three units fronting on Oceola Avenue with an access drive located at the rear of the units. Three additional units back up to the access drive and front onto a courtyard. The last unit is located at the end of the main drive off of Oceola Avenue and fronts onto a courtyard area. Sidewalks are proposed along Oceola Avenue and within the development. A sidewalk is also proposed to run along the southern boundary line from Oceola Avenue to the commercially zoned property at the rear of the development. The sidewalk connection to the rear property will be within a public access easement. All units have two garage parking spaces and additional parking spaces are provided for guest parking.

The developer has proposed architectural guidelines for the project. Buildings facades facing a street or courtyard shall provide a minimum of one principal entrance and a minimum of 25% glazing. Standards are provided for window orientation, prohibited materials, raised foundations, and porch depths.

ANALYSIS

The plan is consistent with the T4 Suburban Neighborhood Evolving policy by providing for additional housing options on an underutilized site while respecting the existing form of the neighborhood. By providing single-family detached units within the development and maintaining a generally consistent setback along Oceola Avenue, the development is able to provide for a higher density while respecting the existing development pattern of the neighborhood.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

- Hydrants shall be located within 500' of all parts of every structure via approved hard-surfaced roads. Fire Code issues for the structures will be addressed at permit application review.

STORMWATER RECOMMENDATION

Approved with conditions

- Offsite improvements may be required.

WATER SERVICES

Approved with conditions

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

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- With the sidewalk installation the existing roadside ditch will need to be piped and routed across the site. Coordinate with MPW and Metro Stormwater.
- Add a minimum of 1 additional parking stall to the proposed 90 degree parking stalls off the private driveway.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.64	7.26 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 (210)	0.64	-	7 U	67	6	8

Traffic changes between maximum: **RS7.5** and **SP-R**

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

METRO SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning district could generate 3 more students than what is typically generated under the existing R6 zoning district. Students would attend Charlotte Park Elementary School, H.G. Hills Middle School, and Hillwood High School. Charlotte Park Elementary and H. G. Hill Middle have been identified as over capacity. There is capacity within the cluster for elementary school students, but there is no capacity within the cluster for additional middle school students. This information is based upon data from the school board last updated October 2014.

Fiscal Liability

The fiscal liability of 1 new middle school student is \$26,000 (1 X \$26,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the plan is consistent with the policy for the area and provides additional housing options.

CONDITIONS

1. Permitted land uses shall be limited to up to 7 multi-family residential units.
2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the application request or application.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

Resolution No. RS2015-195

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-056-001 is **Approved with conditions and disapprove without all conditions. (9-0)**"

CONDITIONS

1. Permitted land uses shall be limited to up to 7 multi-family residential units.
2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the application request or application.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

12. 2015SP-057-001

1000 OLD DRY CREEK ROAD

Map 034, Parcel(s) 023

Council District 10 (Doug Pardue)

Staff Reviewer: Melissa Sajid

A request to rezone from R10 to SP-MU zoning for property located at 1000 Old Dry Creek Road, approximately 620 feet west of Gallatin Pike (4.06 acres), to permit up to 10,110 square feet of building contractor supply use, requested by Dale & Associates, applicant; Mike Suggs and Joe Wall, owners.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Permit up to 10,110 square feet of building contractor supply use.

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan-Industrial (SP-I) zoning for property located at 1000 Old Dry Creek Road, approximately 620 feet west of Gallatin Pike (4.06 acres), to permit up to 10,110 square feet of building contractor supply use

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 12 lots with 3 duplex lots for a total of 18 units.*

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.

CRITICAL PLANNING GOALS

N/A

MADISON COMMUNITY PLAN

Current Policy

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

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

Growth and Preservation Concept Map

No change proposed.

Consistent with Policy?

No, the proposed SP is not consistent with the existing Suburban Neighborhood Maintenance policy. This policy is a residential policy that is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. The predominant use in the neighborhood is currently residential while the SP proposes an industrial use, which is not consistent with the Suburban Neighborhood Maintenance policy.

The site is also subject to Conservation policy that encompasses floodway and floodplain associated with Dry Creek that is also located on the site. The SP does not propose any new buildings. However, the majority of the site, including most of the existing buildings, is located in the 100-year floodplain.

PLAN DETAILS

The site is located on Old Dry Creek Road, west of Gallatin Pike. The property is bound to the south and west by R10, to the north by the City of Goodlettsville and to the east by railroad tracks. The property to the east of the railroad tracks is zoned CS, and most of these properties have access to Gallatin Pike which is classified as an arterial street.

Background

The site was purchased by the American Legion in 1970. In 1992, a permit was issued to convert the existing American Legion Club to FX Graphics Silkscreening. The conversion to another nonconforming use was permitted under Section 17.128.100 of the Zoning Code. Subsequently in 1996, a permit was issued to convert the former non-residential building back to a single-family residence. With the issuance of this permit, the structure lost its status as a legally nonconforming use and came into conformance with uses permitted by R10. Since this time, the property has changed hands and has been used illegally for non-residential uses. The purpose of this SP is to bring the zoning district into compliance with the current use.

Site Plan

The SP proposes building contractor supply and uses permitted in R10. The Zoning Code classifies building contractor supply as an industrial use that is only permitted by right in industrial districts and CF (Commercial Core Frame). The site is zoned R10 and a significant part of the site is impacted by floodplain or floodway.

The SP includes four existing buildings that total 10,110 square feet. No new structures are proposed with the SP. A large paved area is located onsite around the large storage building and southward to the access road that crosses the railroad tracks and becomes Old Dry Creek Road. Two access points currently serve the site; one is from Old Dry Creek Road and the other is from Monticello Avenue. Public Works has recommended limiting access to Old Dry Creek Road which becomes Edgemeade Boulevard on the other side of Gallatin Pike. If the SP is approved with access to Monticello Avenue, it would put truck traffic onto a residential street. If access is limited as recommended by Public Works, a turnaround that is not impeded by the railroad tracks will be required to meet the Fire Code.

ANALYSIS

The Suburban Neighborhood Maintenance policy is strictly a residential policy that does not include industrial uses. In addition, the plan does not reflect the Public Works recommendation to prohibit access onto Monticello Avenue, which is a residential street, and to provide a turnaround as required by the Metro Fire Marshal to accommodate the access restriction. As the SP proposes an industrial use that is not consistent with the Suburban Neighborhood Maintenance policy, staff recommends disapproval of the request.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- They have to have an access road that is unimpeded.
- The structure will be required to meet the requirements for water flow for firefighting purposes of the table B105.1 in the appendix B of the 2006 IFC.
- Fire Code issues for the structures will be addressed at permit application review.
- Hydrants shall be located within 500' of all parts of every structure via approved hard-surfaced roads.

STORMWATER RECOMMENDATION

Approve with comments

- Renovations to existing structures may be subject to significant redevelopment (water quality and water quality buffers).
- Any outdoor storage should be placed to minimize impacts to the stream.

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. If public construction plans or capacity fees are required, than these must be addressed prior to Final SP approval.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Indicate that all access to the site should be confined to Edgemoade Blvd.

Maximum Uses in Existing Zoning District: **R10**

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)	4.06	4.35 D	21 U*	201	16	22

*Based on four two-family lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	4.06	-	10,110 SF	229	30	30

Traffic changes between maximum: **R10** and **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+28	+14	+8

STAFF RECOMMENDATION

Staff recommends disapproval of the SP as it is not consistent with the Suburban Neighborhood Maintenance land use policy.

CONDITIONS (if approved)

1. In accordance with Section VI H of the Rules and Procedures of the Commission, staff is directed to initiate an amendment to the Community Plan for this parcel to District Industrial or include in the motion a clear explanation of how the proposed zoning amendment complies with the overall goals and intent of the General Plan.
2. Uses within the SP shall be limited to 10,110 square feet of building contractor supply use.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. 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 IWD zoning district as of the date of the applicable request or application.
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.

Ms. Sajid presented the staff recommendation of disapproval.

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

Lori Morrison, 407 Janette Court, spoke in opposition to the application due to safety and noise concerns.

Roy Dale noted that he will speak with Ms. Morrison and see if there are some things within the SP plan that could help.

Chairman McLean closed the Public Hearing.

Ms. Farr spoke in favor of staff recommendation of disapproval.

Ms. Blackshear spoke in favor of staff recommendation of disapproval.

Mr. Clifton stated that this is contrary to the plan and spoke in favor of staff recommendation of disapproval.

Mr. Gee moved and Ms. Farr seconded the motion to disapprove. (8-0)

Resolution No. RS2015-196

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-057-001 is **Disapproved. (8-0)**"

13. 2015SP-058-001

1200 7TH AVENUE NORTH

Map 082-13, Parcel(s) 179-181, 188-191

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Lisa Milligan

A request to rezone from IR, MUN and CS to SP-MU zoning for properties located at 1201, 1205 and 1207 6th Avenue North and 1200, 1204 and 1206 7th Avenue North and 604 Madison Street, at the northeast corner of 7th Avenue North and Madison Street (1.25 acres), within the Germantown Historic Preservation Zoning Overlay District, to permit a mixed use development up to 3 stories in height, with up to 75 residential units, requested by Barge Cauthen & Associates, applicant; Centerstone Community Mental Health Centers and Dede Wallace Center, owners.

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

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development with up to 75 residential dwelling units.

Preliminary SP

A request to rezone from Industrial Restrictive (IR), Mixed Use Neighborhood (MUN) and Commercial Service (CS) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 1201, 1205 and 1207 6th Avenue North and 1200, 1204 and 1206 7th Avenue North and 604 Madison Street, at the northeast corner of 7th Avenue North and Madison Street (1.25 acres), within the

Germantown Historic Perseveration District, to permit a mixed use development up to 3 stories in height, with up to 75 residential units.

Existing Zoning

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

Mixed Use Neighborhood (MUN) is intended for a low intensity mixture of residential, retail, and office uses.

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

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports Infill Development

This proposal meets two 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. Sidewalks are being provided along 7th Avenue N, Madison Street, and 6th Avenue N to create a more pedestrian friendly and walkable area.

NORTH 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 change proposed.

Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Mixed Use Neighborhood Policy. The plan is integrating non-residential and residential uses in a single development, enhancing the existing development pattern within the neighborhood and providing for opportunities for existing and future residents to easily walk to different uses within the area.

PLAN DETAILS

The site is located at 1201, 1205, and 1207 6th Avenue N and 1200, 1204, and 1206 7th Avenue N, and 604 Madison Street within the Germantown Historic Preservation District. The site is located at the northeast corner of 7th Avenue North and Madison Street and is approximately 1.25 acres in size. The site is currently in use as a surface parking lot.

Site Plan

The plan proposes a mixed-use development with up to 75 residential dwelling units and up to 14,000 square feet of non-residential uses. The uses allowed in the non-residential portion of the development will be all uses allowed within the MUG-A zoning district.

The plan includes 2 buildings which are separated by an existing alley. Improvements are planned to the alley to bring it up to current standards for the portion adjacent to the site. Vehicular access is from the alley, which provides access to 6 surface parking spaces as well as a ramp to the proposed underground parking structure. Sidewalks and tree wells are provided along 7th Avenue N, Madison Street, and 6th Avenue N. Parking is to be provided as per the requirements of the Metro Zoning Ordinance. Bicycle parking will also be provided as per the adopted Bicycle Parking Ordinance.

The property is located within the Germantown Historic Preservation District. The Metropolitan Historic Zoning Commission reviewed the project on May 20, 2015. At that meeting, the MHZC approved the bulk and massing of the project and required that if the SP is approved that a second application must be submitted to the Commission for review and approval and include details on materials, windows and doors, porches and stoops, etc.

The height of the buildings ranges from 3 stories in 46 feet to 2 stories in 28 feet. The taller portions of the buildings are along Madison Street and wrap the corners of 6th Avenue N and 7th Avenue N. The proposed 3 stories is consistent with the existing

Historic Elliott School Building located south of Madison Street from the site. The buildings go down to 2 stories as they move to the north toward Monroe. This provides for a transition to the existing buildings located north of the site.

Stoops are being provided for ground floor residential units with walkways connecting directly to the sidewalks along Madison Street, 6th Avenue N, and 7th Avenue N.

ANALYSIS

The plan is consistent with the T4 Urban Mixed Use Neighborhood policy by incorporating a mixture of non-residential and residential uses on a single site, enhancing the existing land use pattern of the neighborhood and providing for more choices for current and future residents.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

- The structure will be required to meet the requirements for water flow for firefighting purposes of the table B105.1 in the appendix B of the 2006 IFC.
- Fire Code issues for the structures will be addressed at permit application review

HISTORIC ZONING RECOMMENDATION

Approved with conditions

- The Historic Zoning Commission approved the bulk and massing at the May 20, 2015 meeting with the following conditions: walkways be added to connect the stoops to the sidewalk; and, if the SP is approved by the Planning Commission, the applicant will return to the Commission with a second application for review of materials, windows and doors, proportion and rhythm of openings, porches and stoops, fences and walls, appurtenances and utility locations, and the overall detailing of the proposal.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved with conditions

- As our latest availability study matches these SP plans (75 residential units and 14,000 sq. ft. commercial space), we recommend approval. The required capacity fees must be paid prior to Final SP approval.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Indicate the location of the solid waste and recycling container(s). ~One container is shown, additional will be required at final design. One container is not sufficient
- All construction within the ROW is to be per MPW standards and specs.
- All ROW dedications are to be recorded prior to MPW sign off on the building permit.
- If residential dwellings with stoops out onto Madison, at ground level, are proposed then the street should be widened to provide an 8 foot parking bay on the North side of Madison St.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- A parking and access study is required prior to Final SP approval.
- Identify commercial loading zone on site per metro code.
- The plans may need significant revisions pending the findings of the approved Access and Parking Study.

Maximum Uses in Existing Zoning District: IR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.06	0.6 F	1,568 SF	6	1	1

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.57	0.6 F	14,897 SF	675	20	58

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)	0.64	0.6 F	16,727 SF	754	21	62

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.25	-	14,000 SF	637	19	56

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.25	-	75 U	579	41	59

Traffic changes between maximum: **IR, MUN, CS** and **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-219	+18	-6

METRO SCHOOL BOARD REPORT

Projected student generation existing **MUN, CS, IR** district: 0 Elementary 0 Middle 0 High

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

The proposed SP-MU zoning district could generate no more students than what is typically generated under the existing MUN, CS, and IR zoning districts. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl Cohn High School.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to up to 75 multi-family residential units and all uses allowed within the MUG-A zoning district.
2. Provide a detailed landscaping plan with the submittal of the Final SP.
3. On the corrected set, add the following note to the Bicycle Parking Table: 20% of the spaces for the residential uses shall be publicly available and all of the spaces for the non-residential uses shall be publicly available.
4. A minimum of 50% of ground floor residential units shall include a porch, stoop or front door that has direct access to the sidewalk network.
5. The number of building stories, height, placements and elevations, as well as all site improvements shall be approved by the Metro Historic Zoning Commission.
6. The final site plan shall meet the conditions of Metro Public Works. A parking and access study shall be submitted for review and approval to Metro Traffic and Parking.

7. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
8. 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 MUG-A zoning district as of the date of the application request or application.
9. 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.
10. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
11. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

The commission took a break from 6:21 p.m. to 6:38 p.m.

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

James Lennon, 118 16th Ave S, spoke in favor of that application and stated that the intent is for this to be a primarily residential project; will also provide the first underground parking in Germantown.

Larry Adams, 1207 7th Ave, spoke in opposition to the application due to traffic and parking concerns.

Sonya Link spoke in opposition to the application.

Chairman McLean closed the Public Hearing.

Ms. LeQuire spoke in favor of staff recommendation.

Mr. Clifton asked that sufficient attention needs to be given to the tree canopy.

James Lennon explained that further studies of the trees will be conducted by an arborist.

Mr. Gee pointed out that the Historic Zoning Commission approved this on May 20. He also noted that in 40 years, there will be canopy trees all along this street because of this development.

Ms. Blackshear inquired about parking and the feasibility of going that far underground. She also expressed that this is an area that has experienced a lot of growth and it would be nice to bring affordable housing into the process.

Ms. Farr spoke in favor of the application.

Ms. LeQuire noted that it has been a very thoughtful process to get to this stage.

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

Resolution No. RS2015-197

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-058-001 is **Approved with conditions and disapproved without all conditions. (8-0)**"

CONDITIONS

1. Permitted land uses shall be limited to up to 75 multi-family residential units and all uses allowed within the MUG-A zoning district.
2. Provide a detailed landscaping plan with the submittal of the Final SP.
3. On the corrected set, add the following note to the Bicycle Parking Table: 20% of the spaces for the residential uses shall be publicly available and all of the spaces for the non-residential uses shall be publicly available.
4. A minimum of 50% of ground floor residential units shall include a porch, stoop or front door that has direct access to the sidewalk network.
5. The number of building stories, height, placements and elevations, as well as all site improvements shall be approved by the Metro Historic Zoning Commission.
6. The final site plan shall meet the conditions of Metro Public Works. A parking and access study shall be submitted for review and approval to Metro Traffic and Parking.

7. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
8. 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 MUG-A zoning district as of the date of the application request or application.
9. 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.
10. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
11. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

14. 2015SP-059-001

SMITH SPRINGS COMMUNITY CENTER

Map 136, Parcel(s) 071, 113 Map 136-14, Parcel(s) 167-168

Council District 29 (Karen Y. Johnson)

Staff Reviewer: Lisa Milligan

A request to rezone from SP-R to SP-S zoning for properties located at 2801 and 2803 Smith Springs Road, Starboard Court (unnumbered) and Starboard Drive (unnumbered), approximately 665 feet east of Clearlake Drive West (15.41 acres), to permit a 30,000 SF community center and associated accessory uses, requested by Barge Cauthen & Associates, applicant; Metro Government, owner.

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

APPLICANT REQUEST

Preliminary SP to permit a community center and associated accessory uses.

Preliminary SP

A request to rezone from Specific Plan-Residential (SP-R) to Specific Plan-Support/Public Benefit (SP-S) zoning for properties located at 2801 and 2803 Smith Springs Road, Starboard Court (unnumbered) and Starboard Drive (unnumbered), approximately 665 feet east of Clearlake Drive West (15.41 acres), to permit a 30,000 SF community center and associated accessory uses.

Existing Zoning

Specific Plan-Residential (SP-R) 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-Support/Public Benefit (SP-S) 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 support and public benefit uses and services.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Creates Open Space

This proposal meets two critical planning goals. The project is providing for a recreation and open space use for the surrounding neighborhoods. Sidewalks are being provided to connect to Smith Springs Road and sidewalk connections are being provided to surrounding existing neighborhoods. This allows for existing residents to walk to the recreation area and take advantage of the new park and recreation facilities.

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

Current Policy

T3 Suburban Open Space (T3-OS) is intended to preserve and enhance existing open space in suburban areas. T3 OS policy includes public parks and may also include private land held in conservation by land trusts and private groups or individuals. Enhancements to existing open space are guided by the *Metropolitan Parks and Greenways Master Plan*

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

Growth and Preservation Concept Map

No change proposed.

Consistent with Policy?

Yes. The proposed SP is consistent with the T3 Suburban Open Space policy in that it is providing for a new park and recreation facility to serve the surrounding existing neighborhoods.

PLAN DETAILS

The site is located at 2801 and 2803 Smith Springs Road on the south side of Smith Springs Road. The site is approximately 15.41 acres in size and is currently vacant. There is a currently approved residential SP for the property that would allow for the development of 138 townhomes.

Site Plan

The plan proposes the development of a community center and associated accessory recreational uses. The proposed community center would be a 2-story, 30,000 square feet facility. Associated parking, playfields, trails, playgrounds, and courts are proposed.

Sidewalks are being proposed along Smith Springs Road and connections will be provided from the sidewalk to the asphalt walking trail. A sidewalk connection is also being provided to Starboard Drive on the southern end of the site. A vehicular connection is proposed to Harbour View Road to the east.

Landscape buffers are being provided to screen the proposed surface parking area. The plan will likely be constructed in phases with the 1st phase consisting of the community center, parking area, a playground, and picnic facilities. The remainder of the improvements will be constructed over time as funding allows.

ANALYSIS

The plan is consistent with the policy for the area and provides for a needed recreational facility for the existing and future residents of the area.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

- Fire Code issues for the structures will be addressed at permit application review.
- The structure will be required to meet the requirements for water flow for firefighting purposes of the table B105.1 in the appendix B of the 2006 IFC

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved with conditions

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

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Comply with the conditions of the MPW Traffic Engineer
- If sidewalks are required along Smith Springs Rd, then they should be shown on the plans per ST-210 and be located within dedicated ROW.

TRAFFIC AND PARKING RECOMMENDATION

Condition if approved

- An access and parking study is required prior to Final SP approval.

Maximum Uses in Existing 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)	15.41	-	138 U	960	72	94

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Community Center (495)	15.41	-	30,000 SF	686	49	49

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-274	-23	-45

METRO SCHOOL BOARD REPORT

Projected student generation existing **SP-R** district: **58** Elementary **27** Middle **20** High

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

The proposed SP-S zoning district would generate 0 students as opposed to the possible 105 generated by the existing SP-R zoning.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the plan is consistent with the policy for the area and provides a recreational and open space opportunity for residents.

CONDITIONS

1. Permitted land uses shall be limited to Recreation Center, Park, and Temporary Festival.
2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the R10 zoning district as of the date of the application request or application.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

Resolution No. RS2015-198

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-059-001 is **Approved with conditions and disapproved without all conditions. (9-0)**”

CONDITIONS

1. Permitted land uses shall be limited to Recreation Center, Park, and Temporary Festival.
2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the R10 zoning district as of the date of the application request or application.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
5. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

15a. 2015SP-060-001

BORDEAUX SP

Map 080, Parcel(s) 029, 073-074, Part of Parcel 035
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Brett Thomas

A request to rezone from AR2a and R10 to SP-MU zoning for properties located at County Hospital Road (unnumbered) and 1016 Camilla Caldwell Lane and Camilla Caldwell Lane (unnumbered) and a portion of property located at 1010 Camilla Caldwell Lane, located west of the intersection of County Hospital Road and Hospital Lane, (525.5 acres), to permit a mixed use development with a maximum of 1,500 residential units and 80,000 square feet of commercial development, requested by MDHA, applicant; Metro Government, owner.

Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015SP-060-001 to the June 25, 2015, Planning Commission meeting. (9-0)

15b. 2015M-001OT-001

BORDEAUX REDEVELOPMENT DISTRICT

Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Brett Thomas

A request to establish a redevelopment district for properties located at County Hospital Road (unnumbered) and 1016 Camilla Caldwell Lane and Camilla Caldwell Lane (unnumbered) and a portion of property located at 1010 Camilla Caldwell lane, located west of the intersection of County Hospital Road and Hospital Lane, requested by the Metropolitan Development and Housing Authority, applicant; Metro Government, owner.

Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015M-001OT-001 to the June 25, 2015, Planning Commission meeting. (9-0)

16. 2015SP-061-001

HILLSHIRE GROVE

Map 186, Parcel(s) 027, 028, Part of Parcel 029 Map 187, Parcel(s) 001
Council District 31 (Fabian Bedne)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP-MR for properties located at 6994 and 6998 Burkitt Road and Burkitt Road (unnumbered), approximately 1,200 feet east of Canonbury Drive (155.3 acres), to permit up to 277 single-family lots and 154 multi-family units, requested by Ragan-Smith & Associates; Timothy and Kimberly Weddle, Gary Price, Jr. et ux, Starker Services, Inc, and Stacy Carter et al, owners.

Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015SP-061-001 to the June 25, 2015, Planning Commission meeting. (8-0-1)

17a. 2015SP-062-001

BRENTWOOD SKYLINE

Map 171, Parcel(s) 159

Council District 04 (Brady Banks)

Staff Reviewer: Melissa Sajid

A request to rezone from R10 within the Highlands of Brentwood PUD to SP-R zoning for properties located at Stone Brook Drive (unnumbered), approximately 1,700 feet south of Old Hickory Boulevard, (6.56 acres), to permit a 140 unit multi-family residential development consisting of one seven story building, including two levels of parking, clubhouse with pool, and visitor parking, requested by Lukens Engineering Consultants, applicant; Mt View, LLC, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 140 multi-family units and PUD cancellation.

Zone Change

A request to rezone from One and Two-Family Residential (R10) within the Highlands of Brentwood PUD to Specific Plan – Residential (SP-R) zoning for properties located at Stone Brook Drive (unnumbered), approximately 1,700 feet south of Old Hickory Boulevard, (6.56 acres), to permit a 140 unit multi-family residential development consisting of one seven story building, including two levels of parking, clubhouse with pool, and visitor parking.

Cancel PUD

A request to cancel existing Highlands of Brentwood PUD for properties located at Stone Brook Drive (unnumbered), approximately 1,700 feet south of Old Hickory Boulevard, (6.56 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *While the base zoning is R10 which permits one and two-family residential, the PUD is approved for office uses only.*

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.

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development

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

SOUTHEAST COMMUNITY PLAN

Current Policy

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

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

Growth and Preservation Concept Map

No change is proposed.

Consistent with Policy?

Yes. The proposed SP and the PUD cancellation are consistent with the Suburban Neighborhood Evolving policy which is intended to create suburban neighborhood that may include a variety of housing types and additional density. The PUD is currently approved for office uses which are not consistent with the Suburban Neighborhood Evolving policy. In addition, staff finds that the overall design of the site works better with the slopes that are located in Conservation policy than the currently approved office building.

PLAN REQUEST DETAILS

The site is located southeast of the I-65 – Old Hickory Boulevard interchange. Surrounding zoning includes RM15, OL, and PUD, and the area is characterized by office and multi-family residential uses. Access to the site is off Stone Brook Drive.

History

The Highlands of Brentwood PUD was approved by Metro Council in September 1989. The PUD was approved for a 7-story office building that permitted up to 131,400 square feet of office space. The PUD has not been revised or amended since the initial approval.

Site Plan

The SP proposes a multi-family residential development that includes up to 140 residential units and clubhouse with pool. All proposed residential units are located in the larger building that has a maximum height of 7 stories in 85'. The first 2 stories are dedicated to parking while the residences are located in the top 5 stories. The plan also includes a 2,600 square foot clubhouse that is located to the north of the multi-family building and a pool amenity. Architectural images have been included with the preliminary SP and appear to incorporate elements of modern architecture. The plan also incorporates tree protection areas which protects existing trees and vegetation outside of the limits of disturbance.

Access to the site is from a driveway located off Stone Brook Drive, and the proposed driveway includes a 15% which exceeds the 12% grade maximum established by the Fire Code. The applicant has applied to the Fire and Building Code Appeals Board for a variance to permit the 15% grade and is scheduled to go before the board on June 9th. Parking for the units is through a combination of surface parking for guests that is located between the apartment building and the clubhouse and spaces in the parking garage that are the lower two levels of the proposed multi-family building. Sidewalks are not currently available to the site. However, the SP proposes to install sidewalks along the street frontage and to provide interior sidewalks that connect the residential building to the public sidewalk.

ANALYSIS

The proposed SP is consistent with the Suburban Neighborhood Evolving policy which is a residential policy intended to create suburban neighborhood that may include a variety of housing types and additional density. The PUD is currently approved for office uses which are not consistent with the Suburban Neighborhood Evolving policy. The proposed SP is also consistent with the multi-family zoning pattern to the north and south of the site. In addition, staff finds that the overall design of the site works better with the slopes that are located in Conservation policy than the currently approved office building. The building footprint for the approved office use is 46,000 square feet whereas the footprint proposed by the SP is 38,600 square feet.

As the proposed SP is consistent with the Suburban Neighborhood Evolving policy and supports one critical planning goal, staff recommends approval with conditions and disapproval without all conditions for the SP and approval of the associated PUD cancellation.

FIRE MARSHAL RECOMMENDATION

SP – Approve with conditions

- Fire Code issues for the structures will be addressed at permit application review.
- The structure will be required to meet the requirements for water flow for firefighting purposes of the table B105.1 in the appendix B of the 2006 IFC. The grade exceeds 12% and will have to be appealed 2006 IFC APPENDIX D 103.2

PUD Cancellation – N/A

STORMWATER RECOMMENDATION

SP – Approve

PUD Cancellation – Approve

TRAFFIC & PARKING RECOMMENDATION

SP – Conditional if approved

- A TIS is required prior to final SP.

PUD Cancellation – No exception taken

WATER SERVICES RECOMMENDATION

SP – Approve with conditions

- Approved as a Preliminary SP only. The required capacity fees must be paid before Final SP is approved. Should public hydrants be required near this apartment building, than public water construction plans must be submitted for review and approval before the Final SP is approved. If no public hydrants are needed, than both water and sewer are private, and no public construction plans are needed.

PUD Cancellation – Approve

PUBLIC WORKS RECOMMENDATION

SP – 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.
- Provide turn around for SU-30 near the trash compactor.
- Additional comments to follow review of the requested TIS and mitigations.

PUD Cancellation – No exception taken

Maximum Uses in Existing Zoning District: **R10**

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)	6.56	4.35 D	35 U*	335	27	36

*Based on seven two-family lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	6.56	-	140 U	972	73	95

Traffic changes between maximum: **R10** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 105 U	+637	+46	+59

METRO SCHOOL BOARD REPORT

Projected student generation existing PUD: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R: 9 Elementary 4 Middle 3 High

The proposed SP-R could generate 16 more students than what would be expected under the existing PUD. Students would attend Granberry Elementary School, Oliver Middle School, and Overton High School. Granberry Elementary School and Overton High School have been identified as over capacity. There is no capacity within the cluster for elementary students, and there is no capacity within the cluster or adjacent clusters for high school students.

Fiscal Liability

The fiscal liability of 9 new elementary students is \$193,500 (9 X \$21,500 per student), and the fiscal liability for 3 new high school students is \$108,000 (3 X \$36,000). 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 PUD cancellation and approval of the SP with conditions and disapproval without all conditions as the request is consistent with the Urban Neighborhood Evolving land use policy.

SP CONDITIONS

1. Uses within the SP shall be limited to up to 140 multi-family units and a maximum of seven stories in 85 feet.
2. If the Fire Appeals Board does not grant the variance for driveway grade, any subsequent changes to the plans may require Metro Council approval.
3. The area labeled on the plan as tree protection 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.
4. The developer's final construction drawings shall comply with the design regulation established by the Department Public Works. Final design may vary based on field conditions.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.
7. 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.
8. 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.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

Items 17a and 17b were heard and discussed together.

Shawn Henry, 315 Deaderick St, spoke in favor of the application and noted that this property is completely surrounded by multi-family.

Steve Johnson spoke in favor of the application.

Jim Lukins spoke in favor of the application and explained that all required parking is in parking garages.

Bob Hyde, 227 Glenstone Cr, spoke in opposition to the application due to concerns with blasting damage, erosion, water runoff, parking, and traffic.

Barbara Evans, 108 Villa View Ct, spoke in opposition to the application due to traffic and blasting concerns.

Dana Smith spoke in opposition to the application due to traffic and blasting concerns.

Melissa (last name unclear), 106 Villa View Ct, spoke in opposition to the application due to blasting concerns and concerns with losing the existing wildlife.

Steve Johnson clarified that stormwater will meet all requirements and all issues that come from the traffic impact study will be addressed.

Chairman McLean closed the Public Hearing.

Mr. Adkins inquired as to what would happen if the traffic impact study finds this will have a dramatic impact on Old Hickory Blvd or another street.

Devin Doyle, Metro Public Works, stated that a study was done on the office development and it indicated that minimal improvements would be based on the magnitude or size of the development and the volume of traffic generated. The net cumulative effect will be through the capital improvements program.

Mr. Adkins noted that this is much less impact than the previous PUD.

Mr. Clifton stated that from a planning perspective, there isn't a choice but to approve this in light of previously approved plans and the staff report.

Ms. Blackshear spoke in favor of the application and noted that this would be an improvement over what could be there currently without any vote by the commission.

Ms. Farr stated that while there is no reason not to approve this, it doesn't seem that the cumulative effect of all the development is being looked at.

Ms. LeQuire asked staff at what point would we have cancelled the PUD altogether.

Mr. Leeman explained that it can be reviewed after six years by the commission or council but there has been no request for this to be reviewed. Staff has been looking at this plan with the applicant for the last four years.

Ms. LeQuire stated that if we were really planning, we would have asked for this to be reviewed to see how it could match the policy. She also noted that she likes the design of the building and suggested considering eliminating the clubhouse and leaving the green space as well as using pervious pavement where possible.

Mr. Haynes moved and Mr. Adkins seconded the motion to approve with conditions and disapprove without all conditions. (7-1) Ms. LeQuire voted against.

Resolution No. RS2015-199

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-062-001 is **Approved with conditions and disapproved without all conditions. (7-1)**"

CONDITIONS

- 1. Uses within the SP shall be limited to up to 140 multi-family units and a maximum of seven stories in 85 feet.**
- 2. If the Fire Appeals Board does not grant the variance for driveway grade, any subsequent changes to the plans may require Metro Council approval.**
- 3. The area labeled on the plan as tree protection 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.**
- 4. The developer's final construction drawings shall comply with the design regulation established by the Department Public Works. Final design may vary based on field conditions.**
- 5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.**
- 6. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.**
- 7. 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.**
- 8. 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.**
- 9. 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.**

17b. 89P-032-002

HIGHLANDS OF BRENTWOOD (PUD CANCELLATION)

Map 171, Parcel(s) 159

Council District 04 (Brady Banks)

Staff Reviewer: Melissa Sajid

A request to cancel existing Highlands of Brentwood PUD for properties located at Stone Brook Drive (unnumbered), approximately 1,700 feet south of Old Hickory Boulevard, (6.56 acres), requested by Lukens Engineering Consultants, applicant; Mt View, LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Preliminary SP to permit up to 140 multi-family units and PUD cancellation.

Zone Change

A request to rezone from One and Two-Family Residential (R10) within the Highlands of Brentwood PUD to Specific Plan – Residential (SP-R) zoning for properties located at Stone Brook Drive (unnumbered), approximately 1,700 feet south of Old Hickory Boulevard, (6.56 acres), to permit a 140 unit multi-family residential development consisting of one seven story building, including two levels of parking, clubhouse with pool, and visitor parking.

Cancel PUD

A request to cancel existing Highlands of Brentwood PUD for properties located at Stone Brook Drive (unnumbered), approximately 1,700 feet south of Old Hickory Boulevard, (6.56 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *While the base zoning is R10 which permits one and two-family residential, the PUD is approved for office uses only.*

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.

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development

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

SOUTHEAST COMMUNITY PLAN

Current Policy

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

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

Growth and Preservation Concept Map

No change is proposed.

Consistent with Policy?

Yes. The proposed SP and the PUD cancellation are consistent with the Suburban Neighborhood Evolving policy which is intended to create suburban neighborhood that may include a variety of housing types and additional density. The PUD is currently approved for office uses which are not consistent with the Suburban Neighborhood Evolving policy. In addition, staff finds that the overall design of the site works better with the slopes that are located in Conservation policy than the currently approved office building.

PLAN REQUEST DETAILS

The site is located southeast of the I-65 – Old Hickory Boulevard interchange. Surrounding zoning includes RM15, OL, and PUD, and the area is characterized by office and multi-family residential uses. Access to the site is off Stone Brook Drive.

History

The Highlands of Brentwood PUD was approved by Metro Council in September 1989. The PUD was approved for a 7-story office building that permitted up to 131,400 square feet of office space. The PUD has not been revised or amended since the initial approval.

Site Plan

The SP proposes a multi-family residential development that includes up to 140 residential units and clubhouse with pool. All proposed residential units are located in the larger building that has a maximum height of 7 stories in 85'. The first 2 stories are dedicated to parking while the residences are located in the top 5 stories. The plan also includes a 2,600 square foot clubhouse that is located to the north of the multi-family building and a pool amenity. Architectural images have been included with the preliminary SP and appear to incorporate elements of modern architecture. The plan also incorporates tree protection areas which protects existing trees and vegetation outside of the limits of disturbance.

Access to the site is from a driveway located off Stone Brook Drive, and the proposed driveway includes a 15% which exceeds the 12% grade maximum established by the Fire Code. The applicant has applied to the Fire and Building Code Appeals Board for a variance to permit the 15% grade and is scheduled to go before the board on June 9th. Parking for the units is through a combination of surface parking for guests that is located between the apartment building and the clubhouse and spaces in the parking garage that are the lower two levels of the proposed multi-family building. Sidewalks are not currently available to the site. However, the SP proposes to install sidewalks along the street frontage and to provide interior sidewalks that connect the residential building to the public sidewalk.

ANALYSIS

The proposed SP is consistent with the Suburban Neighborhood Evolving policy which is a residential policy intended to create suburban neighborhood that may include a variety of housing types and additional density. The PUD is currently approved for office uses which are not consistent with the Suburban Neighborhood Evolving policy. The proposed SP is also consistent with the multi-family zoning pattern to the north and south of the site. In addition, staff finds that the overall design of the site works better with the slopes that are located in Conservation policy than the currently approved office building. The building footprint for the approved office use is 46,000 square feet whereas the footprint proposed by the SP is 38,600 square feet.

As the proposed SP is consistent with the Suburban Neighborhood Evolving policy and supports one critical planning goal, staff recommends approval with conditions and disapproval without all conditions for the SP and approval of the associated PUD cancellation.

FIRE MARSHAL RECOMMENDATION

SP – Approve with conditions

- Fire Code issues for the structures will be addressed at permit application review.
- The structure will be required to meet the requirements for water flow for firefighting purposes of the table B105.1 in the appendix B of the 2006 IFC. The grade exceeds 12% and will have to be appealed 2006 IFC APPENDIX D 103.2

PUD Cancellation – N/A

STORMWATER RECOMMENDATION

SP – Approve

PUD Cancellation – Approve

TRAFFIC & PARKING RECOMMENDATION

SP – Conditional if approved

- A TIS is required prior to final SP.

PUD Cancellation – No exception taken

WATER SERVICES RECOMMENDATION

SP – Approve with conditions

- Approved as a Preliminary SP only. The required capacity fees must be paid before Final SP is approved. Should public hydrants be required near this apartment building, than public water construction plans must be submitted for review and approval before the Final SP is approved. If no public hydrants are needed, than both water and sewer are private, and no public construction plans are needed.

PUD Cancellation – Approve

PUBLIC WORKS RECOMMENDATION

SP – 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.

- Provide turn around for SU-30 near the trash compactor.
- Additional comments to follow review of the requested TIS and mitigations.

PUD Cancellation – No exception taken

Maximum Uses in Existing Zoning District: **R10**

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)	6.56	4.35 D	35 U*	335	27	36

*Based on seven two-family lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	6.56	-	140 U	972	73	95

Traffic changes between maximum: **R10** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 105 U	+637	+46	+59

METRO SCHOOL BOARD REPORT

Projected student generation existing PUD: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R: 9 Elementary 4 Middle 3 High

The proposed SP-R could generate 16 more students than what would be expected under the existing PUD. Students would attend Granberry Elementary School, Oliver Middle School, and Overton High School. Granberry Elementary School and Overton High School have been identified as over capacity. There is no capacity within the cluster for elementary students, and there is no capacity within the cluster or adjacent clusters for high school students.

Fiscal Liability

The fiscal liability of 9 new elementary students is \$193,500 (9 X \$21,500 per student), and the fiscal liability for 3 new high school students is \$108,000 (3 X \$36,000). 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 PUD cancellation and approval of the SP with conditions and disapproval without all conditions as the request is consistent with the Urban Neighborhood Evolving land use policy.

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

Items 17a and 17b were heard and discussed together.

Shawn Henry, 315 Deaderick St, spoke in favor of the application and noted that this property is completely surrounded by multi-family.

Steve Johnson spoke in favor of the application.

Jim Lukins spoke in favor of the application and explained that all required parking is in parking garages.

Bob Hyde, 227 Glenstone Cr, spoke in opposition to the application due to concerns with blasting damage, erosion, water runoff, parking, and traffic.

Barbara Evans, 108 Villa View Ct, spoke in opposition to the application due to traffic and blasting concerns.

Dana Smith spoke in opposition to the application due to traffic and blasting concerns.

Melissa (last name unclear), 106 Villa View Ct, spoke in opposition to the application due to blasting concerns and concerns with losing the existing wildlife.

Steve Johnson clarified that stormwater will meet all requirements and all issues that come from the traffic impact study will be addressed.

Chairman McLean closed the Public Hearing.

Mr. Adkins inquired as to what would happen if the traffic impact study finds this will have a dramatic impact on Old Hickory Blvd or another street.

Devin Doyle, Metro Public Works, stated that a study was done on the office development and it indicated that minimal improvements would be based on the magnitude or size of the development and the volume of traffic generated. The net cumulative effect will be through the capital improvements program.

Mr. Adkins noted that this is much less impact than the previous PUD.

Mr. Clifton stated that from a planning perspective, there isn't a choice but to approve this in light of previously approved plans and the staff report.

Ms. Blackshear spoke in favor of the application and noted that this would be an improvement over what could be there currently without any vote by the commission.

Ms. Farr stated that while there is no reason not to approve this, it doesn't seem that the cumulative effect of all the development is being looked at.

Ms. LeQuire asked staff at what point would we have cancelled the PUD altogether.

Mr. Leeman explained that it can be reviewed after six years by the commission or council but there has been no request for this to be reviewed. Staff has been looking at this plan with the applicant for the last four years.

Ms. LeQuire stated that if we were really planning, we would have asked for this to be reviewed to see how it could match the policy. She also noted that she likes the design of the building and suggested considering eliminating the clubhouse and leaving the green space as well as using pervious pavement where possible.

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

Resolution No. RS2015-200

"BE IT RESOLVED by The Metropolitan Planning Commission that 89P-032-002 is Approved. (8-0)"

18. 2015SP-063-001

915 HAWKINS STREET SP

Map 105-02, Parcel(s) 508

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Jason Swaggart

A request to rezone from Industrial Warehousing and Distribution (IWD) to Specific Plan – Mixed Use (SP-MU) for property located at 915 Hawkins Street at the southeast corner of Hawkins Street and Southside Avenue (0.85 acres), to permit an office development, requested by Hastings Architecture Associates, LLC, applicant for Jeffrey W. Buntin, owner.

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

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Preliminary SP

A request to rezone from Industrial Warehousing and Distribution (IWD) to Specific Plan – Mixed Use (SP-MU) for property located at 915 Hawkins Street at the southeast corner of Hawkins Street and Southside Avenue (0.85 acres), to permit an office development.

Existing Zoning

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

Proposed Zoning

Specific Plan-Commercial (SP-MU) 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 a variety of uses.

CRITICAL PLANNING GOALS

N/A

GREENHILLS - MIDTOWN COMMUNITY PLAN

Existing Policy

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

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.

Consistent with Policy?

The request is not consistent with the existing residential policy (T4 NE), but it is consistent with the proposed Growth and Preservation Map policy (T4 MU). The T4 MU policy supports the proposed office use. The proposed use provides additional employment opportunities within an already mixed use area. The proposed form is also urban in nature consistent with the policy.

PLAN DETAILS

The approximately 0.85 acres site is located at the intersections of Hawkins Street and Southside Avenue and South Street and Southside Avenue. The subject site is just east of 8th Avenue South. The property is currently zoned IWD. The properties to the north, east and west are also zoned IWD. The properties south of the site, on the other side of South Street are zoned residential.

Site Plan

The plan calls for a three story office building with a maximum floor area of 111,078 square feet. The primary frontage is South Street. Structured parking is proposed and will be accessed from Hawkins Street which is “back of house”. Parking standards are to meet current code requirements including UZO standards. The site will also provide some parking for the property located on the west side of Southside Avenue.

As proposed the SP would also permit other uses such as residential and commercial. Specifically the SP would permit all uses permitted by MUL-A. The intensity for any use would be regulated by the maximum floor area ratio (FAR). The proposed maximum FAR is three.

ANALYSIS

The proposed facades along Southview Avenue and Hawkins Street consist of large blank walls. While the two streets are not the primary streets and Hawkins Street serves as the “back of house”, the facades should provide elements that create a better streetscape. Additionally, the SP has been presented as an office; however, the SP would permit a variety of other uses including residential uses. While these other non-office uses are supported by the policy, it is not appropriate to present an office and then later construct something other than what was presented. Staff is recommending that the SP be limited to general office and medical office uses, with ancillary retail and restaurant uses.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

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.
- Dedicate ROW on all public streets to the back of sidewalk. Dedications are to be recorded prior to MPW signoff on the building permit.
- Indicate the location of the solid waste and recycling container(s).

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- The garage access on Hawkins Street shall be designed to include sufficient width for one entering travel lane and a minimum of one exiting travel lane.
- The pedestrian crosswalks across all four legs of the intersection of 12th Avenue South and South Street shall be refurbished.
- ADA detectable warning mats shall be provided for the northeast and northwest curb ramps at the signalized intersection of 12th Avenue South and South Street.
- The low growth vegetation within the median along South Street should be maintained for the segment spanning from 12th Avenue South to 9th Avenue South to provide adequate sight distance for vehicles turning left from Southside Avenue and 9th Avenue South onto South Street. The tree branches should be trimmed a minimum of five feet above the ground level.
- Submit off- site pavement marking plan with construction documents.

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)	0.85	0.8 F	29,620 SF	106	9	10

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.85	0.3 F	111,107 SF	755	75	75

Traffic changes between maximum: **IWD** and **SP-O**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+649	+66	+65

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.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses shall be limited to general office and medical office uses.
2. The design of the façade along Hawkins Street and Southside Avenue shall integrate material detailing, screening, grates and/or landscaping so that there are no large monotonous blank walls. The final elevations shall be approved by the Planning Department staff with the Final Site plan.
3. Restaurant and retail (fast food, full service and take-out) shall be permitted as an accessory use and shall be subject to Section 17.16.280 (C and D respectively).
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

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 ORI-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

Resolution No. RS2015-201

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-063-001 is **Approved with conditions and disapproved without all conditions. (8-0-1)**"

CONDITIONS

1. Uses shall be limited to general office and medical office uses.
2. The design of the façade along Hawkins Street and Southside Avenue shall integrate material detailing, screening, grates and/or landscaping so that there are no large monotonous blank walls. The final elevations shall be approved by the Planning Department staff with the Final Site plan.
3. Restaurant and retail (fast food, full service and take-out) shall be permitted as an accessory use and shall be subject to Section 17.16.280 (C and D respectively).
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
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 ORI-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
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.

19. 2015SP-065-001

SCOVEL HOMES DEVELOPMENT PHASE 1

Map 081-15, Parcel(s) 471-472
 Council District 21 (Edith Taylor Langster)
 Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to SP-R zoning for properties located at 1818 and 1818 B Scovel Street, approximately 265 feet east of 21st Avenue North, (0.4 acres), to permit up to eight residential units, requested by Scovel Homes Development, LLC, applicant; Scovel Homes Development, LLC, owner.

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

The Metropolitan Planning Commission deferred 2015SP-065-001 to the July 23, 2015, Planning Commission meeting. (9-0)

20. 2015SP-066-001

SCOVEL HOMES DEVELOPMENT PHASE 2

Map 081-15, Parcel(s) 468-469
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to SP-R zoning for properties located at 1822 and 1824 Scovel Street, approximately 58 feet east of 21st Avenue North, (0.296 acres), to permit up to twelve residential units, requested by Scovel Homes Development, LLC, applicant; Scovel Homes Development, LLC and Harold Love, Jr. et ux, owners.

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

The Metropolitan Planning Commission deferred 2015SP-066-001 to the July 23, 2015, Planning Commission meeting. (9-0)

21. 2015SP-067-001

THE CROSSING AT DRAKES BRANCH

Map 058, Parcel(s) 085, 099
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Brett Thomas

A request to rezone from RS20 and RS40 to SP-R zoning for properties located at 4834 and 4856 Drakes Branch Road, approximately 1,400 feet north of Judd Drive, (76.13 acres), to permit up to 109 residential units, requested by Dewey Estes Engineering, applicant; Drakes Branch Development, LLC. and Harvey Bowles, owners.

Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015SP-067-001 to the June 25, 2015, Planning Commission meeting. (9-0)

22. 2015SP-068-001

BRINKLEY SP

Map 181, Parcel(s) 050
Council District 31 (Fabian Bedne)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP-R zoning for property located at Pettus Road (unnumbered), at the current terminus of Lacebark Drive, (56.84 acres), to permit up to 103 single family residential units, requested by Civil Site Design Group, PLLC, applicant; Marjorie Sewell, Trustee, owner.

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

APPLICANT REQUEST

Preliminary SP to permit 103 single-family lots.

Preliminary SP

A request to rezone from Agricultural and Residential (AR2a) to Specific Plan – Residential (SP-R) zoning for property located at Pettus Road (unnumbered), at the current terminus of Lacebark Drive, (56.84 acres), to permit up to 103 single family residential units.

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 28 lots with seven duplex lots for a total of 35 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

- Preserves Environmental Resources
- Creates Walkable Neighborhoods

The plan preserves a majority of the sensitive environmental features which include blue line streams and steep slopes. The plan provides for street connectivity, which not only helps distribute traffic, but also connects neighborhoods. Sidewalks run along all streets which foster walkable neighborhoods.

SOUTHEAST COMMUNITY PLAN

Existing Policy

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

Conservation (CO) 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 Conservation Concept Map

No change is proposed.

Consistent with Policy?

Yes. The proposed SP is consistent with both policies. The proposed layout maintains the overall suburban character/lot pattern of the surrounding area consistent with the maintenance policy. The plan provides connections to existing streets that were planned to connect to the property, including a planned collector. The plan also provides for future connections to adjacent, undeveloped property and provides a 112 foot right of way reservation for the planned Southeast Parkway. While long dead end streets are generally discouraged, their use in this instance helps preserve areas with environmentally sensitive features such as streams and steep slopes. As proposed the disturbance of these sensitive features is minimal consistent with the Conservation policy.

PLAN DETAILS

The approximately 56 acres site abuts Indian Creek Estates to the north and Concord Place to the west. The properties to the east and south are mostly not developed but some parcels do include single-family homes. The property has open areas as well as large contiguous wooded areas. The site contains several blue line streams as well as a pond. The property also contains some steep slopes in excess of 25 percent.

Site Plan

The proposed plan calls for 103 single-family lots with an overall density of approximately two units per acre. As shown lots range from 16,699 square feet to 5,219 square feet; however, the minimum lot size is 5,000 square feet (0.11 acres). All lots will gain access from new streets. The plan limits height for all units to two stories. The plan provides conceptual elevations consisting of two story front loaded units. The plan permits the following building materials:

- Brick;
- Cast stone;
- Stone;
- Cultured Stone;
- Stucco;
- Wood;
- Cementitious siding;
- Metal siding; and
- Vinyl siding (eaves and soffits only).

As proposed Calderwood Drive (collector) will be extended from the north (Indian Creek Estates) and provide for a future connection to the adjacent property to the east. The plan will also provide a local street connection to Lacebark Drive (Concord Place). Two local streets stub into the property to the south providing for future local street connections. The plan also calls for a 112foot right-of-way reservation along an existing TVA easement which is intended to accommodate the planned Southeast Parkway.

Approximately 54% (~30 acres) of the site is within open space. While some of this open space is set aside for stormwater facilities and buffer yards, a majority of it is intended to preserve the existing landscape including streams and steep slopes.

ANALYSIS

The proposed SP is consistent with the T3 NM and CO policies that apply to the site and meets two critical planning goals. Staff’s recommendation of approval includes several conditions, that are intended to address minor issues:

1. Materials. As indicated above, the SP would permit a variety of materials. To ensure that future homes would be consistent with the neighboring Concord Place subdivision, staff is recommending that the front and side façade be brick, cement-boards, stone, cultured stone and/or wood. This condition is consistent with the requirements in the neighboring Concord Place subdivision.
2. Garages. All homes are front loaded. To ensure that the garage is not the prominent feature, staff is recommending that any garage be setback a minimum of five feet from the front façade.
3. Street Access. The SP provides no access restrictions. In order to create a more pedestrian friendly streetscape, staff is recommending that corner lots access side streets where possible.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Conditions if approved

- 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.
- The proposed grades shown are not approved with this plan, and will be evaluated with the final site plan.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- Provide adequate sight distance at all intersections. Identify parking for guests out of travel lanes. Parking along some roads may need to be restricted.

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)	56.84	0.50 D	28 U	268	21	29

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	56.84	-	103 U	986	78	105

Traffic changes between maximum: **AR2a** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 75 U	+718	+57	+76

WATER SERVICES RECOMMENDATION

Approve

Approved as a Preliminary SP only. The required public construction plans must be submitted and approved prior to Final SP approval. The required capacity fees must also be paid prior to Final SP approval.

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 5 Elementary 4 Middle 3 High

Projected student generation proposed SP-R district: 17 Elementary 14 Middle 12 High

The proposed SP-R zoning district would generate 31 additional students than what is typically generated under the existing AR2a zoning district. Students would attend Maxwell Elementary School, Marshal Middle School, and Cane Ridge High School. Both Maxwell Elementary and Cane Ridge High School are over capacity. There is additional capacity in the cluster for elementary students in the cluster, but there is no additional capacity for high school students. This information is based upon data from the school board last updated October 2014.

Fiscal Liability

The fiscal liability of nine new high school students is \$324,000 (9 X 36,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions and disapproved without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to a maximum of 103 single-family residential lots.
2. Corner lots on the proposed collector shall gain vehicular access from only the local side street.
3. Corner lots on local streets shall not take vehicular access from the street which the home primarily fronts, but shall be from the side of house unless site conditions make side access impractical. If planning staff finds that side access is not practical, then vehicular access may be permitted from street which the home fronts.
4. Any garage facing a primary street frontage shall be recessed at least five feet from the front façade.
5. Brick, stone, cement board, cultured stone and/or wood shall be used on 100% of the front and side façade of the buildings, excluding non-structural, architectural features such as dormers, porches, gables, etc.
6. Lots with slopes greater than 25% shall meet the critical lot requirements of Section 17.28.030 of the Metro Zoning Code. The final site plan shall designate any lot meeting the criteria for a critical lot on the final site plan.
7. A C-Landscape Buffer Yard shall be provided adjacent to any lot adjacent to the TVA easement and/or the proposed Southeast Parkway ROW reservation.
8. Provide a C-Landscape Buffer Yard behind any lot that backs towards the proposed collector.
9. A six foot wide sidewalk and six foot wide planting strip shall be provided adjacent to the planned collector. A five foot wide sidewalk and four foot wide planting strip is required adjacent to all local streets.
10. Street trees are required. The location shall be determined with the final site plan.
11. The limits of disturbance shown on the preliminary plan may not be increased.
12. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
13. 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 RS5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
14. 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.
15. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

Ryan Lovelace, 630 Southgate Ave, spoke in favor of the application and noted that they have worked really hard with staff and the councilmember to come up with the best plan for this project. The one condition they'd like to remove is the recessed garages because they seem to be a burden to the architectural design of the homes. He noted that he would be willing to offer that none of the garages will protrude in front of the entry/porch in the spirit of compromise.

Katryna Wright, 6311 Pettus Rd, spoke "on the fence" and would like the developer held to the 100' buffer that was promised. She expressed concerns with traffic congestion and asked that the connector be moved back from the property line.

David Schwab, developer, stated that he agrees to set back from the Wright's property.

Chairman McLean closed the Public Hearing.

Ms. LeQuire stated that in the long run, the value of the houses might be stronger if the garages are setback although it will require creativity in the architecture so the houses don't look alike. She noted that she'd prefer to see a variety of housing types that would protect the integrity of the slopes.

Mr. Adkins expressed agreement with the recessed garages and also appreciation for the sensitivity to the steep slopes, ponds, and creeks.

Mr. Clifton noted that he really doesn't like carports and garages that are flush with the front.

Mr. Gee explained that 5' is more in the spirit of compromise because there will still be a lot of cars out in front of the homes. While he isn't going to suggest that the 5' be increased, he'd rather see 15' or 20' back in order to get the cars out of the streetscape and maintain the community character. He spoke in favor of staff recommendation and noted that they've done a good job of preserving a lot of open space.

Ms. Blackshear spoke in favor of staff recommendation but would like to find a way to get the neighbors' concerns addressed in the conditions.

Mr. Gee noted that connectivity is important and that the right-of-way still needs to be there, perhaps towards the southeast.

Ryan Lovelace stated they will work with staff on the property line, connectivity, and buffer.

Ms. Farr stated that she is supportive of recessed garages and finding creativity in the architecture.

Mr. Gee moved and Mr. Clifton seconded the motion to approve with conditions, including a condition for staff to work with the applicant to increase the buffer on the eastern property line, and disapprove without all conditions. (7-1) Ms. LeQuire voted against.

Mr. Gee and Mr. Haynes left the meeting at 8:04 p.m.

Resolution No. RS2015-202

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-068-001 is **Approved with conditions, including a condition for staff to work with the applicant on increasing the buffer on the eastern property line, and disapproved without all conditions. (7-1)**"

CONDITIONS

1. Uses within the SP shall be limited to a maximum of 103 single-family residential lots.
2. Corner lots on the proposed collector shall gain vehicular access from only the local side street.
3. Corner lots on local streets shall not take vehicular access from the street which the home primarily fronts, but shall be from the side of house unless site conditions make side access impractical. If planning staff finds that side access is not practical, then vehicular access may be permitted from street which the home fronts.
4. Any garage facing a primary street frontage shall be recessed at least five feet from the front façade.
5. Brick, stone, cement board, cultured stone and/or wood shall be used on 100% of the front and side façade of the buildings, excluding non-structural, architectural features such as dormers, porches, gables, etc.
6. Lots with slopes greater than 25% shall meet the critical lot requirements of Section 17.28.030 of the Metro Zoning Code. The final site plan shall designate any lot meeting the criteria for a critical lot on the final site plan.
7. A C-Landscape Buffer Yard shall be provided adjacent to any lot adjacent to the TVA easement and/or the proposed Southeast Parkway ROW reservation.
8. Provide a C-Landscape Buffer Yard behind any lot that backs towards the proposed collector.
9. A six foot wide sidewalk and six foot wide planting strip shall be provided adjacent to the planned collector. A five foot wide sidewalk and four foot wide planting strip is required adjacent to all local streets.
10. Street trees are required. The location shall be determined with the final site plan.
11. The limits of disturbance shown on the preliminary plan may not be increased.
12. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
13. 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 RS5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
14. 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.
15. 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.

23. 2015SP-069-001

SHELBY WOODS SP

Map 094-05, Parcel(s) 106

Council District 06 (Peter Westerholm)

Staff Reviewer: Lisa Milligan

A request to rezone from RS5 to SP-MR zoning for property located at Davidson Street (unnumbered), approximately 300 feet east of S 14th Street, (9.65 acres), to permit up to 110 multi-family units accessed from Davidson Street and up to 39 detached residential units accessed from Village Court, for a total of up to 149 units, requested by Smith Gee Studio, LLC, applicant; Upside, LLC, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 149 residential dwelling units.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Mixed Residential (SP-MR) zoning for property located at Davidson Street (unnumbered), approximately 300 feet east of S 14th Street, (9.65 acres), to permit up to 110 multi-family residential units accessed from Davidson Street and up to 39 detached residential units accessed from Village Court, for a total of up to 149 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 84 units.*

Proposed Zoning

Specific Plan-Mixed Residential (SP-MR) 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 a mixture of housing types.

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports Infill Development
- Preserves Sensitive Environmental Features
- 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 site is located within the 100-year floodplain. The project allows for the intensification of an infill site while also preserving the majority of the site to minimize the impact on the sensitive environmental features. Both single-family and multi-family housing units are proposed which provides a range of housing options. Sidewalks are proposed along Davidson Street as well as in the northern portion of the development creating a more pedestrian friendly and walkable neighborhood. Additionally, a trail connector is planned to connect the northern and southern portions of the development and to Shelby Park which is located adjacent to the site.

EAST NASHVILLE 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.

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

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.

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.

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?

Yes. A large portion of the site is located within the Conservation policy. A portion of the northern site is located in T4 Urban Neighborhood Maintenance and a portion of the southern site is located in T4 Urban Neighborhood Evolving. The multi-family units are situated along Davidson Street, where the policy is Neighborhood Evolving and Conservation. The siting of the building is intended to limit the amount of disturbance while enhancing the streetscape along Davidson Street. The units located in the northern portion of the site are also planned in a way to minimize disturbance. The majority of the northern units are proposed to be built on piers allowing for the units to be tucked into the existing trees and minimizing the disturbance of the floodplain areas.

PLAN DETAILS

The site is located on the north side of Davidson Street, west of S 14th Street and east of Shelby Park. The site is approximately 9.65 acres in size and is currently vacant.

Site Plan

The plan proposed up to 149 residential dwelling units including 110 multi-family stacked flat units on the southern portion of the site and 39 single-family detached units on the northern portion of the site. The plan will meet the requirements of the Zoning Code in regards to parking and will also be required to provide bicycle parking consistent with the requirements of the adopted Bicycle Parking Ordinance.

The southern portion of the site is proposed for a 110 unit stacked flat building. The building will include a mixture of studio, 1-bedroom, and 2-bedroom units along with an interior amenity space. Vehicular access to the building is from Davidson Street to a proposed underground parking garage. The building is setback from Davidson Street a maximum of 40 feet. This allows for the underground parking to be less visible than if the building was located closer to the street. The proposed setback also allows for the preservation of large existing trees and provides for a transition to the park area to the east of the site.

The maximum height of the stacked flat building is 3 stories in 45 feet, measured from finished floor to top of eave. Architectural standards have been provided as follows:

- Buildings shall avoid continuous uninterrupted blank facades. At a minimum, the façade plan shall be interrupted by one of the following for every 30 linear feet of street frontage:
- A change in building material
- A horizontal undulation in the building
- A porch, stoop or balcony
- Street facing building facades shall have a minimum of 15% glazing
- Raised foundation of 18" to 36" required.

The northern site proposes up to 39 single-family units. The units will be a mixture of garage loaded units (6) and elevated units (33). Access to the northern site is from an existing stub of Village Court. A private drive is proposed to run from Village Court through the site. The development of the northern site is limited to primarily the portion of the site closest to the northern property line, adjacent to the existing homes off of Village Court and Electric Avenue. The garage loaded units will have shared driveways between units for a total of 3 driveways, each driveway accessing 2 units. The garages will be side loaded off of the driveway. Parking for the elevated units is located along the private drive.

The elevated units are proposed to be primarily constructed in groupings of units that are accessed by raised walkways with shared elevated decks. The units are proposed to be constructed on piers allowing for minimum disturbance of the floodplain areas. The graphic below shows an example of how the elevated units would be accessed from the private drive. The graphic is for one of the individual elevated units.

The elevated units are proposed to have a maximum height of 3 stories in 36 feet, measured from finish floor to the top of eave. The garage loaded units will have raised foundations of 18" to 36".

The applicant has indicated that only a minimum amount of the site will be disturbed, as needed for the private drive to the north and the construction of the stacked flats building on the southern portion of the site. A series of constructed wetlands are proposed in the central area of the site. This area had previously been disturbed for construction of sewer line extensions.

Sidewalks are proposed to be constructed along Davidson Street and tie into the proposed bike track that is being constructed along Davidson Street by Metro Public Works. Sidewalks are also proposed in the northern portion of the site. A trail will connect the northern and southern areas and will also connect the overall development to Shelby Park.

ANALYSIS

The plan is consistent with the T4 Urban Neighborhood Maintenance Policy, T4 Urban Neighborhood Evolving Policy, and the Conservation policy in that the plan is providing for a mixture of residential units on an infill site while allowing for minimal disturbance of the sensitive environmental areas.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

- Fire Code issues for the structures will be addressed at permit application review.
- Hydrants shall be located within 500' of all parts of every structure via approved hard-surfaced roads.

STORMWATER RECOMMENDATION

Conditions if approved

- No structure shall reside within any public utility and drainage easements.
- Cut / Fill compensation will be required.
- All structures shall be built to MWS Stormwater floodplain requirements.

WATER SERVICES

Approved with conditions

- As the unit count in the updated availability study (149 total units) matches the SP plans, we recommend approval. Public construction plans must be submitted and approved prior to Final SP approval. Also, the required capacity fee must be paid prior to Final SP approval.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Comply with the conditions of the MPW Traffic Engineer
- Indicate the location of the dumpster and recycling container(s) for both portions of the project.
- Indicate the construction of ST-200 curb and gutter, 4' grass strip, and ST-210 sidewalk along Davidson, all within dedicated ROW.

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- An Access study will be required for multi-family section on Davidson St prior to Final SP.
- Provide adequate sight distance at proposed driveway.
- Provide parking per Metro code.

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)	9.65	8.71 D	84 U	886	69	92

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)	9.65	-	149 U	1027	77	100

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
-	-	-	-	+141	+8	+8

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP-MR district: 13 Elementary 6 Middle 5 High

The proposed SP-MR zoning district could generate 21 more students than what is typically generated under the existing RS5 zoning district. Students would attend Kirkpatrick Elementary School, Bailey Middle School, and Stratford High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to up to 110 multi-family residential units accessed from Davidson Street and up to 34 detached residential units, accessed from Village Court, unless the floodplain is revised by FEMA then 39 single-family residential units may be allowed.
2. On the corrected set, revise the architectural standards section to specify that façade plane interruptions are required for the stacked flat units.
3. On the corrected set, revise all references to raised foundations as follows: Raised foundations a minimum of 18" and a maximum of 36" are required for all residential units, except for units on piers.
4. On the corrected set, update the fallback zoning district to RM15.
5. On the corrected set, update the permitted uses as follows: Permitted uses are limited to up to 110 multi-family residential units accessed from Davidson Street and up to 34 detached residential units, accessed from Village Court, unless the floodplain is revised by FEMA then 39 single-family residential units may be allowed.
6. Elevations consistent with the architectural standards and concept imagery must be provided with the submittal of the Final SP for staff approval. If staff finds that the elevations are not consistent with the imagery, Planning Commission approval may be required.
7. Provide a detailed tree survey and tree removal plan with the submittal of the Final SP.
8. Provide a final grading plan with the submittal of the Final SP. Grading plan must be consistent with preliminary grading plan submitted with Preliminary SP.
9. Provide a detailed landscaping plan with the submittal of the Final SP.
10. Bicycle parking shall be provided consistent with the requirements of the bicycle parking ordinance.
11. Signage is limited to the stacked flat building and only 1 ground sign is allowed.
12. Final signage design must be submitted with the Final SP and is subject to approval by Planning Staff.
13. The final site plan shall meet the conditions of Metro Public Works and Traffic and Parking.
14. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
15. 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 zoning district as of the date of the application request or application.
16. 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.
17. 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.
18. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

Scott Morton, Smite Gee Studio, spoke in favor of the application and noted that there are over nine acres of tree canopy and undisturbed land.

Michael Garrigan, 516 Heather Place, spoke in favor of the application and noted that while the property is in the flood plain, they've worked very hard to work around that. The majority of the mature trees on site will be preserved.

March Egerton spoke in favor of the application.

Joe Newmaier, 1405 Davidson St, spoke in favor of the application and stated that it's an exciting project that is good for the city.

Linda Gorrell, 901 Village Ct, spoke in opposition to the application due to flooding concerns.

Thomas Priestley, 1426 Electric Ave, spoke in opposition to the application due to flooding concerns and setting a precedent for future developments.

Brent Perry, 1418 Electric Ave, spoke in opposition to the application due to flooding, traffic, and sewage concerns.

Tommy Simmons, 713 S 14th St, spoke in opposition to the application due to traffic concerns.

Chris Warrick, 1430 Electric Ave, spoke in opposition to the application due to traffic and noise concerns.

Michael Garrison requested approval.

Chairman McLean closed the Public Hearing.

Ms. Farr spoke in favor of staff recommendation.

Ms. Blackshear asked to hear from Metro Storm Water.

Steve Mishu, Metro Storm Water, stated that this does meet the regulations. For every one truck of fill put in the floodplain, at least one truck will be taken out. There will be no lost floodplain storage on this property.

Ms. LeQuire expressed excitement about the project and stated that it is everything she's been asking for.

Ms. LeQuire moved and Ms. Farr seconded the motion to approve with conditions and disapprove without all conditions. (6-0)

Resolution No. RS2015-203

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-069-001 is Approved with conditions and disapproved without all conditions. (6-0)"

CONDITIONS

- 1. Permitted land uses shall be limited to up to 110 multi-family residential units accessed from Davidson Street and up to 34 detached residential units, accessed from Village Court, unless the floodplain is revised by FEMA then 39 single-family residential units may be allowed.**
- 2. On the corrected set, revise the architectural standards section to specify that façade plane interruptions are required for the stacked flat units.**
- 3. On the corrected set, revise all references to raised foundations as follows: Raised foundations a minimum of 18" and a maximum of 36" are required for all residential units, except for units on piers.**
- 4. On the corrected set, update the fallback zoning district to RM15.**
- 5. On the corrected set, update the permitted uses as follows: Permitted uses are limited to up to 110 multi-family residential units accessed from Davidson Street and up to 34 detached residential units, accessed from Village Court, unless the floodplain is revised by FEMA then 39 single-family residential units may be allowed.**
- 6. Elevations consistent with the architectural standards and concept imagery must be provided with the submittal of the Final SP for staff approval. If staff finds that the elevations are not consistent with the imagery, Planning Commission approval may be required.**
- 7. Provide a detailed tree survey and tree removal plan with the submittal of the Final SP.**
- 8. Provide a final grading plan with the submittal of the Final SP. Grading plan must be consistent with preliminary grading plan submitted with Preliminary SP.**
- 9. Provide a detailed landscaping plan with the submittal of the Final SP.**
- 10. Bicycle parking shall be provided consistent with the requirements of the bicycle parking ordinance.**
- 11. Signage is limited to the stacked flat building and only 1 ground sign is allowed.**
- 12. Final signage design must be submitted with the Final SP and is subject to approval by Planning Staff.**
- 13. The final site plan shall meet the conditions of Metro Public Works and Traffic and Parking.**
- 14. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.**
- 15. 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 zoning district as of the date of the application request or application.**
- 16. 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.**

17. 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.

18. 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.

24. 2015SP-071-001

RUE SIX COTTAGES

Map 081-08, Parcel(s) 240-241
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Melissa Sajid

A request to rezone property from R6 to SP-R for property located at 1816 and 1818 6th Avenue North, on the north side of 6th Avenue North, approximately 200 feet south of Coffee Street (0.45 acres), to permit seven residential units, requested by Civil Site Design Group, applicant; Shaffer, Richard W. Jr., Marci, TRS. and Eljay Enterprises, LLC et al, owners.

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

APPLICANT REQUEST

Preliminary SP to permit up to 7 residential units.

Preliminary SP

A request to rezone property from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) for property located at 1816 and 1818 6th Avenue North, on the north side of 6th Avenue North, approximately 200 feet south of Coffee Street (0.45 acres), to permit seven 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 3 lots with 3 duplex lots for a total of 6 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
- 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 routes in the neighborhood which will be supported by the additional density proposed by the SP.

NORTH NASHVILLE COMMUNITY PLAN

Current Policy

Urban Neighborhood Maintenance (T4 NM) policy is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Growth and Preservation Concept Map

No change proposed.

Consistent with Policy?

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

PLAN DETAILS

The site is located on 6th Avenue North, northwest of Buchanan Street. Surrounding zoning includes R6 and RM20, and the area is characterized by a mixture of one and two family residential. Access to the property is from the alley that abuts the site to the east.

Site Plan

The plan proposes seven detached residential units with three units fronting 6th Avenue North, and the remaining units front an interior courtyard. Architectural elevations have not been included with the preliminary SP. The SP, however, includes notes that address design considerations for the SP. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS, vinyl siding and untreated wood siding are prohibited as building materials. The maximum height for all units is 2.5 stories in 35' to the roof ridgeline. The plan incorporates a Type A-3 landscape buffer yard that includes an opaque fence between the site and the adjacent residential properties.

Parking for the units is provided via surface parking located off the alley, and on-street parking is located along 6th Avenue North will serve as guest parking. The SP proposes to dedicate right-of-way along the alley. Existing sidewalks are available along 6th Avenue North, and interior sidewalks are proposed throughout the site to connect the units to the public sidewalk.

ANALYSIS

The proposed SP is consistent with the Urban Neighborhood Maintenance policy. The proposed street setbacks and building height are consistent with the existing residences along 6th Avenue North. Also, the units fronting the street reflect the detached single-family form that is still predominant in the area even though there are a number of duplexes in the immediate area. As the proposed SP is consistent with Urban Neighborhood Maintenance land use policy and supports two critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

HISTORICAL COMMISSION

No exception taken

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

- Provide guest parking on site.

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. The required construction plans must be submitted and approved before Final SP approval.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- All ROW dedications are to be recorded prior to MPW sign off on the building permit.
- Submit copy of contract with private hauler prior to MPW signoff on the building permit.

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)	0.45	7.26 D	6 U*	58	5	7

*Based on three 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)	0.45	-	7 U	67	6	8

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
-	-	-	+ 1 U	+9	+1	+1

METRO SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning district would generate one less student than what is typically generated under the existing R6 zoning district. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School. All three schools have been identified as over capacity. There is capacity within the cluster for additional elementary and middle school students, and there is capacity within an adjacent cluster for high 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 seven detached residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 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. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

Resolution No. RS2015-204

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

CONDITIONS

1. Uses within the SP shall be limited to seven detached residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15 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. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

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.

25. 2015SP-073-001

614 N 2ND STREET

Map 082-07, Parcel(s) 215
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from SP to SP-R zoning for property located at 614 N 2nd Street, approximately 200 feet south of Grace Street (0.17 acres) to permit up to 2 residential dwelling units, requested by Kenneth D. Davis, applicant and owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 2 residential dwelling units.

Preliminary SP

A request to rezone from Specific Plan – Residential (SP-R) to Specific Plan-Residential (SP-R) zoning for property located at 614 N 2nd Street, approximately 200 feet south of Grace Street (0.17 acres) to permit up to 2 residential dwelling 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. The approved SP allows for detached accessory dwelling units in addition to uses allowed within RS5.

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development

This proposal meets one critical planning goal. 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.

EAST 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.

Detailed Policy

Cleveland Park, McFerrin Park and Greenwood Detailed Neighborhood Design Plan (DNDDP) Subdistrict 1 A goal of the subdistrict is to preserve the existing single-family character within the cores of the neighborhood by maintaining RS5 zoning for all properties within Subdistrict 1.

Growth and Preservation Concept Map

No changes are proposed to the current T4 NM policy. The detailed policy from the DNDDP is not proposed to carry forward.

Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Neighborhood Maintenance policy. The lot immediately adjacent to the south is a duplex lot and several lots across from the site have existing duplexes as well. The existing SP limits the uses to single-family residential and permits detached accessory dwelling units with conditions. The proposed SP will allow for up to 2 residential dwelling units which is consistent with the existing land use pattern in the area. Specific standards are included with the SP to ensure compatibility with existing land uses.

PLAN DETAILS

The site is located at 614 N 2nd Street, on the west side of N 2nd Street, south of Grace Street. The site is approximately 0.17 acres in size and is currently in use as a single-family dwelling unit.

Site Plan

The SP consists of a regulatory document that will regulate any future development on the site. The SP is intended to permit single-family or two-family detached residential. The plan provides the following requirements:

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be three feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
7. No structure shall be more than two stories and shall be limited to a maximum of 29 feet at the front setback line and an overall maximum height of 45 feet.
8. Vehicular access shall be from the alley and no driveways shall be permitted onto North 2nd Street.
9. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the standards, regulations and requirements of the RS3.75 zoning district as of the date of the applicable request or application.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

ANALYSIS

This SP would permit residential development consistent with the land use policy. The SP also supports infill development which is a critical planning goal. The standards outlined for the SP are consistent with the standards for the SP located immediately adjacent to the south. Requiring the units to be detached maintains the character of the existing neighborhood.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Traffic study may be required at time of development.

No traffic table was prepared for this case, as it is not expected to generate additional traffic.

METRO SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning district could generate 2 more students than what is typically generated under the existing SP zoning district. Students would attend Caldwell Elementary School, Gra-Mar Middle School, and Maplewood High School.

All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the plan is consistent with the policy for the area.

CONDITIONS

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be three feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
7. No structure shall be more than two stories and shall be limited to a maximum of 29 feet at the front setback line and an overall maximum height of 45 feet.
8. Vehicular access shall be from the alley only and no driveways shall be permitted onto North 2nd Street.
9. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
10. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the standards, regulations and requirements of the RS3.75 zoning district as of the date of the applicable request or application.
11. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

Resolution No. RS2015-205

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-073-001 is Approved with conditions and disapproved without all conditions. (9-0)"

CONDITIONS

1. Permitted uses include single or two-family residential (detached).
2. Any two-family units shall be detached.
3. A minimum six foot separation is required between units and is subject to all Building and Fire Code requirements.
4. The minimum side setback shall be three feet.
5. The minimum rear setback shall be 20 feet.
6. The front setback shall be consistent with Section 17.12.030, Street setbacks.
7. No structure shall be more than two stories and shall be limited to a maximum of 29 feet at the front setback line and an overall maximum height of 45 feet.
8. Vehicular access shall be from the alley only and no driveways shall be permitted onto North 2nd Street.
9. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
10. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval the property shall be subject to the standards, regulations and requirements of the RS3.75 zoning district as of the date of the applicable request or application.
11. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Zone Changes

26. 2015Z-040PR-001

Map 091, Parcel(s) 037
Council District 20 (Buddy Baker)
Staff Reviewer: Alex Deus

A request to rezone from IR to MUL-A zoning for property located at 5400 Centennial Boulevard, approximately 985 feet west of 51st Avenue North (9.89 acres), requested by Craighead Development, applicant; Brucewood Partners, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Rezone from IR to MUL-A.

Zone Change

A request to rezone from Industrial Restrictive (IR) to Mixed Use Limited- A (MUL-A) zoning for property located at 5400 Centennial Boulevard, approximately 985 feet west of 51st Avenue North (9.89 acres).

Existing Zoning

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

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

This planning initiatives 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 place on Metro's resources.

WEST NASHVILLE COMMUNITY PLAN

Current Policy

District Industrial (D IN) is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors.

Growth and Preservation 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.

Consistent with Policy?

Yes, under the Growth and Preservation Map the proposed MUL-A district is an appropriate zoning.

ANALYSIS

The site currently covers 9.89 acres and is zoned IR. There is currently a lumberyard/sawmill on the property. The proposed zoning district would allow for a variety of uses to be introduced into a neighborhood that is expected to transition from an industrial area to a mixed use neighborhood. The MUL-A district would create walkable neighborhoods through building placement and bulk standards along a corridor.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC & PARKING RECOMMENDATION

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	9.89	0.6 F	258,485 SF	921	78	83

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 (820)	9.89	1.0 F	430,808 SF	17548	365	1693

Traffic changes between maximum: IR and MUL-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+16,627	+287	+1,610

METRO SCHOOL BOARD REPORT

Projected student generation IR district 0 Elementary 0 Middle 0 High
 Projected student generation MUL-A district 2 Elementary 1 Middle 2 High

The proposed MUL- A district would generate 5 more students than what is typically generated under the existing IR district using the Urban Infill Factor. Students would attend Cockrill Elementary, McKissack Middle School and Pearl- Cohen High School. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval as the request is consistent with the Urban Mixed Use Neighborhood land use policy.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-206

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-040PR-001 is **Approved. (9-0)**”

27. 2015Z-043PR-001

Map 095, Parcel(s) 038, 120
 Council District 15 (Phil Claiborne)
 Staff Reviewer: Brett Thomas

A request to rezone from CS to MUL zoning for properties located at 501 & 511 Royal Parkway, at the intersection of Permitter Place Drive and Royal Parkway (2.21 acres), requested by NNP Royal 2, applicant & owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from CS to MUL

Zone Change

A request to rezone from Commercial Service (CS) to Mixed Use Limited (MUL) zoning for properties located at 501 and 511 Royal Parkway, approximately 550 feet south of Elm Hill Pike (2.21 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 (MUL) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

CRITICAL PLANNING GOALS

N/A

DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN

Current Policies

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.

Growth and Preservation Concept Map

District Employment Center (D EC) policy is intended to preserve, create, and enhance Districts where a mixture of office, commercial, and light industrial uses is predominant. A mixture of office, commercial, and light industrial uses are present, but are not necessarily vertically mixed. Complementary uses are also present and are encouraged as secondary and supportive to the primary function of D EC areas as places of intense economic activity featuring large numbers of jobs.

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?

Yes. Mixed Use Limited (MUL) is in keeping with and supports the primary uses supported by the land use policies. Since these properties are on the edge of the District Industrial policy, the MUL zoning will provide a transition to the adjacent Office Concentration policy area.

FIRE MARSHAL’S OFFICE RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	2.21	0.6 F	57,760 SF	4754	112	441

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)	2.21	1.0 F	96,267 SF	6626	151	621

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 38,507 SF	+1,872	+39	+180

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-207

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-043PR-001 is **Approved. (9-0)**”

28a. 2015Z-045PR-001

Map 107, Parcel(s) 063
Council District 15 (Phil Claiborne)
Staff Reviewer: Jason Swaggart

A request to rezone from OR20 to ORI zoning for property located at 784 McGavock Pike, approximately 200 feet north of Marriott Drive (1.13 acres), requested by Development Management Group, LLC, applicant for Robert Thomas Ligon, Sr. owner (see also case # 96P-019-001).

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from OR20 to ORI.

Zone Change

A request to rezone from Office/Residential (OR20) to Office/Residential Intensive (ORI) zoning for property located at 784 McGavock Pike, approximately 200 feet north of Marriott Drive (1.13 acres).

Existing Zoning

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

Proposed Zoning

Office/Residential Intensive (ORI) is intended for high intensity office and/or multi-family residential uses with limited retail opportunities.

CRITICAL PLANNING GOALS

N/A

DONELSON-HERMITAGE COMMUNITY PLAN

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

Growth and Preservation Concept Map

District Employment Center (D EC) policy is intended to preserve, create, and enhance concentrations of employment that are often in a campus-like setting. A mixture of office, commercial, and even light industrial uses are present, but are not necessarily vertically mixed. Complementary uses are also present and are encouraged as secondary and supportive to the primary function of D Employment Center areas as places of intense economic activity featuring large numbers of jobs. Daily convenience retail, restaurants, and services for the employees and medium to high density residential are appropriate secondary and supportive uses within the D Employment Center Area. These uses may also be found in mixed use areas close to the D Employment Center area. In general, secondary and supportive uses do not occupy more than about quarter of the land in any given D Employment Center area in order to protect its primary function of providing intense concentrations of jobs.

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?

Yes. The proposed ORI zoning district permits uses that are consistent with the existing D OC policy and the future D EC policy. While there is also Conservation policy that recognizes areas with steep slopes, both the existing zoning and proposed zoning would permit the same amount of disturbance. The proposed ORI zoning district is also consistent with the overall zoning pattern. With the exception of the R8 zoning district directly to the north, the surrounding zoning is ORI.

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: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	1.13	0.8 F	39,378 SF	651	89	123

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	1.13	3.0 F	147,668 SF	1802	257	245

Traffic changes between maximum: **OR20** and **ORI**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	108,290 SF	+1,151	+168	+122

STORMWATER RECOMMENDATION

Ignore

WATER SERVICES RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends approval as the proposed ORI zoning district is consistent with the current and future policy.

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

Resolution No. RS2015-208

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-045PR-001 is **Approved. (8-0-1)**"

28b. 96P-019-001

CENTURY CITY PUD (CANCELLATION)

Map 107, Parcel(s) 008, 071
 Council District 15 (Phil Claiborne)
 Staff Reviewer: Jason Swaggart

A request to cancel a portion of the Century City Commercial Planned Unit Development District for properties located at 726 and 788 McGavock Pike, approximately 50 feet north of Marriott Drive (1.31 acres), zoned ORI, requested by Development Management Group, LLC, applicant and Professional Real Estate Development, LLC and Harding Corporation, owners (also see case # 2015Z-045PR-001).

Staff Recommendation: Approve.

APPLICANT REQUEST

Cancel a portion of a PUD.

Cancel PUD

A request to cancel a portion of the Century City Commercial Planned Unit Development District for properties located at 726 and 788 McGavock Pike, approximately 50 feet north of Marriott Drive (1.31 acres), zoned ORI.

Existing Zoning

Office/Residential Intensive is intended for high intensity office and/or multi-family residential uses with limited retail opportunities.

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be

permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. This PUD plan In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

CRITICAL PLANNING GOALS

N/A

DONELSON-HERMITAGE COMMUNITY PLAN

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

District Employment Center (D EC) policy is intended to preserve, create, and enhance concentrations of employment that are often in a campus-like setting. A mixture of office, commercial, and even light industrial uses are present, but are not necessarily vertically mixed. Complementary uses are also present and are encouraged as secondary and supportive to the primary function of D Employment Center areas as places of intense economic activity featuring large numbers of jobs. Daily convenience retail, restaurants, and services for the employees and medium to high density residential are appropriate secondary and supportive uses within the D Employment Center Area. These uses may also be found in mixed use areas close to the D Employment Center area. In general, secondary and supportive uses do not occupy more than about quarter of the land in any given D Employment Center area in order to protect its primary function of providing intense concentrations of jobs.

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?

Yes. The proposed base zoning district is ORI which is consistent with the existing D OC policy and the future D EC policy. If this portion of the PUD is canceled, then the site will remain in compliance with the policies. While there is also Conservation policy that recognizes areas with steep slopes, the site is currently approved for a hotel, which permits disturbance of the slopes.

REQUEST DETAILS

The subject two parcels proposed to be removed from the Century City PUD are approximately 1.31 acres in size. The properties are located between Century Boulevard and McGavock Pike just north of I-40. The Century City PUD is a large mixed-use development that is intended to provide a variety of office uses and supporting uses such as hotels, restaurants and retail. The subject site is currently approved for a hotel. The hotel was approved in 1996, for 109 rooms.

ANALYSIS

The site is not a strategic location within the PUD and its cancelation will have no impact on the overall development of the PUD. Also, the underlying ORI base zoning district is consistent with the existing and proposed policies and would permit development consistent with the policy and the PUD.

FIRE MARSHAL'S OFFICE

N/A

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

TRAFFIC & PARKING RECOMMENDATION

No Exceptions Taken

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

STAFF RECOMMENDATION

Staff recommends approval.

Resolution No. RS2015-209

“BE IT RESOLVED by The Metropolitan Planning Commission that 96P-019-001 is **Approved. (8-0-1)**”

29. 2015Z-046PR-001

Map 102-13, Parcel(s) 015
Council District 22 (Sheri Weiner)
Staff Reviewer: Melissa Sajid

A request to rezone from R40 to MUL zoning for property located at 7125 Charlotte Pike, approximately 975 feet southwest of River Road (3.0 acres), requested by Dewey-Estes Engineering, applicant and Immanuel Church of the Nazarene Trustees, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from R40 to MUL.

Zone Change

A request to rezone from One and Two-Family Residential (R40) to Mixed Use Limited (MUL) zoning for property located at 7125 Charlotte Pike, approximately 975 feet southwest of River Road (3.0 acres).

Existing Zoning

One and Two-Family Residential (R40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25 percent duplex lots. *R40 would permit a maximum of 3 lots with 3 duplex lots for a total of 6 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed MUL district supports infill development as existing infrastructure is available at the subject property. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure.

BELLEVUE COMMUNITY PLAN

Current Policy

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

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

Growth and Preservation Concept Map

No change proposed.

Consistent with Policy?

Yes, the proposed MUL zoning district is consistent with the Suburban Mixed Use Corridor policy which encourages a mix of higher density residential and mixed uses. The Conservation policy along the property frontage reflects the location of a stream onsite. Therefore, MUL is more appropriate in this case than MUL-A since it will not be possible to locate a building in the build-to zone required by the MUL-A district.

PUBLIC WORKS RECOMMENDATION

Conditional if approved

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **R40**

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)	3.0	1.08 D	6 U*	58	5	7

*Based on three two-family lots.

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)	3.0	1 F	130,680 SF	8082	181	762

Traffic changes between maximum: **R40** and **MUL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+8,024	+176	+755

METRO SCHOOL BOARD REPORT

Projected student generation existing R40 district: **1** Elementary **0** Middle **0** High

Projected student generation proposed MUL district: **12** Elementary **8** Middle **6** High

The proposed MUL district would generate twenty-five more students than what is typically generated under the existing R40 zoning district. Students would attend Go046wer Elementary School, H.G. Hill Middle School, and Hillwood High School. Gower Elementary School and H.G. Hill Middle School have been identified as over capacity. There is capacity within the cluster for additional elementary school students, but there is no capacity within the cluster for additional middle school students.

Fiscal Liability

The fiscal liability of 8 new middle students is \$208,000 (8 X \$26,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval. 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 one critical planning goal.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-210

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-046PR-001 is **Approved. (9-0)**”

30. 2015Z-047PR-001

Map 092-07, Parcel(s) 144-146
 Council District 21 (Edith Taylor Langster)
 Staff Reviewer: Melissa Sajid

A request to rezone from IR to RM20-A zoning for properties located at 801, 803 & 811 21st Avenue North, at the northwest corner of the intersection of 21st Avenue North and Batavia Street (0.29 acres), requested by 21st Ave North Homes, applicant and Felicia Pratt and Myles Owens, III, owners.

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

The Metropolitan Planning Commission deferred 2015Z-047PR-001 to the July 23, 2015, Planning Commission meeting. (9-0)

31. 2015Z-048PR-001

Map 053-08, Parcel(s) 005-009, 146
Council District 11 (Larry Hagar)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to MUL zoning for properties located at 2009, 2011 & 2013 Dabbs Avenue, 301 22nd Street, 2012 Lakeshore Drive and Lakeshore Drive (Unnumbered), at the northwest corner of the intersection of Dabbs Ave and 22nd St (1.03 acres), requested by The Marchetti Co., applicant Lucca Properties, LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS5 to MUL.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Mixed Use Limited (MUL) zoning for properties located at 2009, 2011 & 2013 Dabbs Avenue, 301 22nd Street, 2012 Lakeshore Drive and Lakeshore Drive (Unnumbered), at the northwest corner of the intersection of Dabbs Ave and 22nd St (1.03 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 8 units.*

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

DONELSON – HERMITAGE 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 change proposed.

Consistent with Policy?

Yes. The proposed MUL district allows uses that are consistent with the T4 CC Urban Mixed Use land use policy. Changing the zoning on the subject properties to MUL is appropriate given the policy and the existing MUL zoning in around the area. Parcels to the east and west of the subject properties are currently zoned MUL.

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: **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)	1.03	8.71 D	8 U	77	6	9

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 (814)	1.03	1.0 F	44,866 SF	1958	43	130

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,881	+37	+121

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed MUL district: 3 Elementary 2 Middle 1 High

The proposed zone change would generate three more students than what is typically generated under the existing RS5 zoning district assuming a 1,200 square foot residential unit since MUL does not have a maximum density. Students would attend Dodson Elementary School, Dupont Tyler Middle School, and McGavock High School. All schools have been identified as over capacity. There is capacity within the cluster for elementary and middle school students and there is room within an adjacent cluster for high school students. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

These properties border existing MUL zoned properties to the east; additional properties to the west are also zoned MUL. Staff recommends approval because the zoning change from RS5 to MUL zoning district allows uses that are consistent with the T4 Mixed Use Neighborhood Policy.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-211

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-048PR-001 is **Approved. (9-0)**”

32. 2015Z-049PR-001

Map 093-03, Parcel(s) 081
Council District 06 (Peter Westerholm)
Staff Reviewer: Brett Thomas

A request to rezone from RM20 to MUI-A zoning for property located at 400 Fatherland Street, at the southwest corner of the intersection of Fatherland Street and S. 5th Street (3.36 acres), requested by Smith Gee Studio, LLC, applicant and 400 Fatherland, LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RM20 to MUI-A.

Zone Change

A request to rezone from Multi-Family Residential (RM20) to Mixed Use Intensive-A (MUI-A) zoning for property located at 400 Fatherland Street, at the southwest corner of the intersection of Fatherland Street and S. 5th Street (3.36 acres).

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 67 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development

The rezoning to MUI-A allows for a block of low-rise apartments to redevelop with residential, retail, and office uses. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water, and sewer, because it does not burden Metro with the cost of maintaining new infrastructure.

EAST NASHVILLE COMMUNITY PLAN

Current Policies

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

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

Consistent with Policy?

Yes. The rezoning is consistent with the T5 Center Mixed Use Neighborhood policy. The rezoning to MUI-A will allow for intense urban residential development, mixed with commercial and office land uses, in proximity to downtown, the interstate, and bus routes.

FIRE MARSHAL'S OFFICE RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **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)	3.36	20 D	67 U	530	37	55

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	3.36	5.0 F	731,808 SF	24763	499	2414

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+24,233	+462	+2,359

METRO SCHOOL BOARD REPORT

Projected student generation existing RM20 district: 7 Elementary 3 Middle 2 High
 Projected student generation proposed MUI-A district: 3 Elementary 2 Middle 5 High

The proposed student generation numbers were calculated using the urban infill factor. Students would attend Warner Elementary School, Bailey Middle School, and Stratford High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (7-0-2), Consent Agenda

Resolution No. RS2015-212

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-049PR-001 is **Approved. (7-0-2)**”

33. 2015Z-050PR-001

Map 105-07, Parcel(s) 423
 Council District 17 (Sandra Moore)
 Staff Reviewer: Jason Swaggart

A request to rezone from IWD to MUL-A zoning for property located at 0 2nd Ave South, at the intersection of Hart Street and 2nd Ave South (0.76), requested by Dowd Development, applicant; Redline Properties, LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IWD to MUL-A.

Zone Change

A request to rezone from Industrial Warehousing and Distribution (IWD) to Mixed Use Limited – A (MUL-A) zoning for property located at 0 2nd Ave South, at the intersection of Hart Street and 2nd Ave South (0.76).

Existing Zoning

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

N/A

SOUTH NASHVILLE COMMUNITY PLAN

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.

Growth and Preservation Concept Map

No change proposed.

Consistent with Policy?

Yes. The proposed MUL-A permits a variety of uses including residential, office and commercial consistent the T4 MU policy. The proposed MUL-A district also has bulk standards that support a more urban development pattern consistent with the policy.

FIRE MARSHALL'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: **IWD**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.76	0.8 F	26,484 SF	95	8	9

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)	0.76	1.0 F	33,105 SF	1454	34	101

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,359	+26	+92

STORMWATER RECOMMENDATION
Ignore

WATER SERVICES RECOMMENDATION
Ignore

METRO SCHOOL BOARD REPORT

According to information provided by Metro Schools, this request will not generate additional students. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval as the proposed MUL-A zoning district is consistent with the policy.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-213

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-050PR-001 is **Approved. (9-0)**”

34. 2015Z-051PR-001

Map 148, Parcel(s) 090
Council District 28 (Duane A. Dominy)
Staff Reviewer: Alex Deus

A request to rezone property from AR2a to R8 for property located at 920 Reeves Road, on the north side of Reeves Road, approximately 350 feet west of Lori Drive (2.6 acres), requested by Nashville Civil, LLC, applicant for Mark Proctor and William David, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Rezone from AR2A to R8.

Zone Change

A request to rezone property from Agricultural/Residential (AR2a) to One and Two-Family Residential (R8) for property located at 920 Reeves Road, on the north side of Reeves Road, approximately 350 feet west of Lori Drive (2.6 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.

Proposed Zoning

One and Two-Family Residential (R8) is 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 12 lots with 3 duplex lots for a total of 15 units.*

CRITICAL PLANNING GOALS

N/A

ANTIOCH – PRIEST LAKE COMMUNITY PLAN

Current Policy

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

Growth and Preservation Map

No changes are proposed.

Consistent with Policy?

Yes. This rezoning is consistent with the current policy and the Growth and Preservation Map. The proposed R8 district is an appropriate zoning under the T3 Neighborhood Maintenance policy.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC & PARKING RECOMMENDATION

- Traffic study may 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)	2.6	0.50 D	1 U	10	1	2

Maximum Uses in Proposed 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)	2.6	5.44 D	17 U*	163	13	18

*Based on three two-family lots.

Traffic changes between maximum: **AR2a** and **R8**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 16 U	+153	+12	+16

SCHOOL BOARD REPORT

Projected student generation existing AR2a district 1 Elementary 0 Middle 0 High
 Projected student generation proposed R8 district 4 Elementary 3 Middle 2 High

The proposed R8 district would generate 8 more students than what is typically generated under the existing AR2a district. Students would attend J.E Moss Elementary, Appollo Middle School and Antioch High School. J.E Moss Elementary and Antioch High School are identified as being over capacity. There is no capacity for high school students within adjacent clusters.

The fiscal liability for 4 new elementary school students is \$86,000 (4 X \$21,500) and \$72,000 for 2 new high school students (2 X \$36,000). This data is for informational purposes only and is not a condition of approval. The information is based upon data from the school last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-214

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-051PR-001 is **Approved. (9-0)**”

35. 2015Z-052PR-001

Map 173, Parcel(s) 064
 Council District 31 (Fabian Bedne)
 Staff Reviewer: Alex Deus

A request to rezone property from AR2a to MUL-A for property located at 6220 Nolensville Pike, on the east side of Nolensville Pike, approximately 400 feet north of Shane Point Place (3.33 acres), requested by Perfect Smile Orthodontics, applicant for Grover R. Dunn, et ux, owner.

Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015Z-052PR-001 to the June 25, 2015, Planning Commission meeting. (9-0)

36a. 75-83P-003

ELYSIAN FIELDS
 Map 133-14, Parcel(s) 077
 Council District 26 (Chris Harmon)
 Staff Reviewer: Melissa Sajid

A request to amend a portion of the Commercial Planned Unit Development Overlay District for property located at 451 Elysian Fields Road, approximately 722 feet west of Nolensville Pike, zoned OR20 and RS10, (1.63 acres), to permit parking additions, requested by Dean Design Group, applicant; JMM, LLC, owner.

Staff Recommendation: Disapprove.

The Metropolitan Planning Commission deferred 75-83P-003 to the June 25, 2015, Planning Commission meeting. (9-0)

36b. 2015Z-064PR-001

Map 133-14, Part of Parcel(s) 077
Council District 26 (Chris Harmon)
Staff Reviewer: Melissa Sajid

A request to rezone from RS10 to OR20 zoning for a portion of property located at 451 Elysian Fields Road, approximately 735 feet west of Nolensville Pike (0.146 acres), requested by Dean Design Group, applicant; J.M.M., LLC, owner.

Staff Recommendation: Disapprove.

The Metropolitan Planning Commission deferred 2015Z-064PR-001 to the June 25, 2015, Planning Commission meeting. (9-0)

Historic BED -BREAKFAST Overlays

37. 2008Z-057-001

Map 104-02, Parcel 136
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Jason Swaggart

A request to cancel a Historic Bed & Breakfast Overlay District to property located at 3137 Long Boulevard, approximately 180 feet north of Mason Avenue (0.26 acres), zoned RM40 and located within the 31st and Long Boulevard Urban Design Overlay District, requested by Dewey-Estes Engineering, applicant; Lisa Anderson, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Cancel Historic Bed & Breakfast Overlay District.

Overlay Cancelation

A request to cancel a Historic Bed & Breakfast Overlay District to property located at 3137 Long Boulevard, approximately 180 feet north of Mason Avenue (0.26 acres), zoned Multi-Family Residential (RM40) and located within the 31st and Long Boulevard Urban Design Overlay District.

Existing Zoning

Multi-Family Residential (RM40) is intended for single-family, duplex, and multi-family dwellings at a density of 40 dwelling units per acre. *RM40 would permit a maximum of ten units.*

Urban Design Overlay (UDO) is a zoning tool that requires specific design standards for development in a designated area. UDOS overlay the current base zoning and allow for development standards above and beyond those in the base zoning.

Historic Bed and Breakfast Overlay is an overlay that permits a small scale (no more than three guest rooms) in an existing structure within a zoning district that does not permit a commercial type use.

CRITICAL PLANNING GOALS

N/A

GREENHILLS - MIDTOWN COMMUNITY PLAN

Current 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 Preservation Concept Map

No change is proposed.

Consistent with Policy?

The cancelation of the Historic Bed and Breakfast Overlay will have no impact on the properties compliance with the policy as the underlying RM40 base zoning district and the 31st and Long UDO are consistent with the policy.

METRO HISTORIC ZONING STAFF RECOMMEDATION

Approve with conditions

Recommend approval with the conditions that the applicant fully document the building following the standards of the MHC.

FIRE MARSHALL'S OFFICE RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-215

"BE IT RESOLVED by The Metropolitan Planning Commission that 2008Z-057-001 is **Approved. (9-0)**"

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments

38. 2005P-010-004

NASHVILLE COMMONS AT SKYLINE (CAMEL EXPRESS CAR WASH)

Map 050-12-0-A, Parcel(s) 008

Council District 03 (Walter Hunt)

Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and final site plan approval for a portion of the Nashville Commons at Skyline Planned Unit Development Overlay located at 3430 Doverside Drive, at the southwest corner of Doverside Drive and Dickerson Pike (0.8 acres), zoned SCR, to permit a 3,780 square feet express tunnel car wash, requested by Camel Express, LLC, applicant; Dunder Mifflin, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise PUD and final site plan to permit a car wash.

Revise PUD & Final Site Plan

A request to revise the preliminary plan and final site plan approval for a portion of the Nashville Commons at Skyline Planned Unit Development Overlay located at 3430 Doverside Drive, at the southwest corner of Doverside Drive and Dickerson Pike (0.8 acres), zoned Shopping Center Regional (SCR), to permit a 3,780 square feet express tunnel car wash.

Existing Zoning

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

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

This is a request to revise the last approved preliminary plan and for final site plan approval for a portion of the Nashville Commons at Skyline Planned Unit Development. The PUD was originally approved in 2005 and includes a variety of commercial uses. The subject property is currently vacant, and is an out-parcel near the southwest corner of Dickerson Pike and Doverside Drive. The site is approved for 2,500 square feet of retail space. The site is adjacent to a 1,200 square foot fuel station (Murphy's Oil).

Site Plan

The plan calls for a tunnel car wash and vacuum stations. Access into the site will be from an existing drive for Murphy Oil from Doverside Drive. The plan calls for the sidewalk along Doverside Drive to be extended along the sites street frontage. The plan also calls for a three foot tall brick knee wall at the back of the sidewalk.

ANALYSIS

The changes are minor in nature and do not require Council approval as specified in Section 17.120.F of the Metro Zoning Code. Staff finds that the plan is consistent with the overall concept approved by Council approved plan and is recommending that the request be approved with conditions.

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.

TRAFFIC & PARKING RECOMMENDATION

Approved with conditions

Comply with TIS findings regarding operation of car wash. Identify queue spaces on site plan.

STORMWATER RECOMMENDATION

Approve with conditions

- Pay Plan Review and Grading Permit Fee, \$600.00.
- Plans not to scale.
- Provide datum information.
- List amount of area disturbed.
- Water Quality Unit not shown/labeled on plans.
- Contours incomplete and/or mislabeled.
- Clarify what is proposed and what is existing infrastructure.
- Every sheet needs to be signed and stamped by an engineer.
- WQ unit detail is too small and difficult to read.
- Clarify the purpose of listing two sets of calculations for each of the four areas.
- Add a drainage structure and pipe table.
- Add corresponding NOC note to plans. See Volume 1 – Appendix A – pg. 8.
- Add concrete washout note.
- Show Temporary Construction Entrance (TCE) on EPSC sheets and remove from site and grading sheets.
- Add 3:1, 7-day slope stabilization note.
- Add EPSC details.

WATER SERVICES

Approved with conditions

As the required capacity fees have been paid, and the necessary plan revisions made, we approved the plan revision of this Final PUD received April 5, 2015. This approval does not apply to private water and sewer line design. Please submit these plans through a separate review process with Metro Water Services Permit Division. Installation of private water and sewer may not begin until these approvals are acquired.

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.

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

Resolution No. RS2015-216

"BE IT RESOLVED by The Metropolitan Planning Commission that 2005P-010-004 is **Approved with conditions. (9-0)**"

CONDITIONS

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

39. 88P-068-001

NASHBORO PLACE PUD

Map 135-15-0-A, Parcel(s) 004
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a portion of the Commercial Planned Unit Development Overlay District for property located at 2312 Murfreesboro Pike, approximately 460 feet south of Nashboro Boulevard, zoned R10, (2.29 acres), to permit a 10,000 square foot retail space where 8,750 square feet of office, retail and or restaurant space is currently permitted, requested by Perry Engineering, LLC, applicant; CRSW Land & Cattle Company, owner. **Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.**

The Metropolitan Planning Commission deferred 88P-068-001 to the June 25, 2015, Planning Commission meeting. (9-0)

Neighborhood Landmark Overlays: final site plans

40. 2014NL-001-002

GALLATIN PIKE NLOD

Map 061-07, Parcel(s) 245, 246
Council District 08 (Karen Bennett)
Staff Reviewer: Brett Thomas

A request for approval of a Neighborhood Landmark Development Plan for property located at 4303 and 4305 Gallatin Pike, approximately 100 feet north of Calvert Street (1.18 acres), zoned OR20-A, to permit up to 18 residential units and 6,300 square feet of general office, medical office, retail, restaurant (full-service), restaurant (take-out), personal care services, leasing/sales office, veterinarian, and personal instruction, requested by Dale & Associates, applicant ; Greenline Partners, LLC, owner. **Staff Recommendation: Approve with conditions.**

APPLICANT REQUEST

Neighborhood Landmark Development Plan to permit residential and commercial space.

Neighborhood Landmark Development Plan

A request for approval of a Neighborhood Landmark Development Plan for property located at 4303 and 4305 Gallatin Pike, approximately 100 feet north of Calvert Street, (1.18 acres), zoned Office/Residential-A (OR20-A), to permit up to 18 residential

units and 6,300 square feet of general office, medical office, retail, restaurant (full-service), restaurant (take-out), personal care services, leasing/sales office, veterinarian, and personal instruction.

Existing Zoning

Office/Residential-A (OR20-A) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *OR20-A would permit a maximum of 23 units.*

Neighborhood Landmark Overlay District (NLOD) is intended to preserve and protect landmark features whose demolition or destruction would constitute an irreplaceable loss to the quality and character of the neighborhood or community.

HISTORY

On February 27, 2014, the Planning Commission recommended that Council approve the Neighborhood Landmark Overlay District. Council subsequently approved the overlay on March 19, 2014. The properties are currently vacant; however, much of the surrounding area was constructed in the 1920s and 1930s and remains as intact examples of Craftsman and Tudor Revival residential architecture.

PLAN DETAILS

The establishment of the Neighborhood Landmark District requires the approval of Council. The development plan, to implement the overlay district, requires the approval of the Planning Commission only. Public Hearing notices were sent to properties within 600 feet of the proposal and a public hearing sign was posted on the property.

This development proposes to permit up to 18 residential units and 6,300 square feet of commercial space. The commercial space may consist of a mix of general office, medical office, retail, restaurant (full-service), restaurant (take-out), personal care services, leasing/sales office, veterinarian, and personal instruction.

A 24-foot drive aisle with access to Gallatin Pike is proposed south of the building. Rain gardens for stormwater are provided between Gallatin Pike and the proposed building. Landscape bufferyards have been provided along the north, west, and south boundaries of the project. Additional right-of-way is being provided along Gallatin Pike where an 8' sidewalk and 4' planter strip are proposed.

Parking

Parking will be provided on site. A total of 49 parking spaces have been provided based on the uses proposed on the plan, with 12 of those tucked under the rear of the proposed building.

Signage

No signage has been identified on the plan. Signage must meet the requirements of the base OR20-A zoning district.

ANALYSIS

The intent of this Neighborhood Landmark District is to incentivize keeping the historic residential structures by enabling mixed-use and/or commercial reuse of the properties, without detrimentally impacting the existing residential neighborhood. Although this site is currently vacant, the proposed development plan and architecture maintains and enhances the area's small office and residential intensity, character, scale, and orientation.

FIRE MARSHAL'S OFFICE RECOMMENDATION

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.
- ROW is to be dedicated prior to the building permit issuance.

TRAFFIC AND PARKING RECOMMENDATION

No exceptions taken

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approved with conditions

- This approval does not apply to private water and sewer service line design. These must be submitted through a separate review process with Metro Water Permits Division. Installation of these may not start until after Permits approves them.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Permitted land uses shall be limited to multi-family residential, general office, medical office, retail, restaurant (full-service), restaurant (take-out), personal care services, leasing/sales office, veterinarian, and personal instruction. Multi-family residential shall be limited to up to 18 units.
2. 13.5' of right-of-way shall be dedicated along Gallatin Pike prior to building permit issuance.

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

Resolution No. RS2015-217

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014NL-001-002 is **Approved with conditions. (9-0)**”

CONDITIONS

1. Permitted land uses shall be limited to multi-family residential, general office, medical office, retail, restaurant (full-service), restaurant (take-out), personal care services, leasing/sales office, veterinarian, and personal instruction. Multi-family residential shall be limited to up to 18 units.
2. 13.5' of right-of-way shall be dedicated along Gallatin Pike prior to building permit issuance.

Subdivision: Final Plats

41. 2015S-025-001

HAYWOOD ACRES RESUB. OF LOT 159

Map 148-05, Parcel(s) 057
Council District 30 (Jason Potts)
Staff Reviewer: Melissa Sajid

A request for final plat approval to create two lots on property located at 331 Willard Drive, approximately 1,100 feet south of Wallace Road, zoned R10 (0.95 acres), requested by H and H Land Surveying, Inc., applicant; Jay and Agnes Husband, owner.

Staff Recommendation: Approve with conditions and disapprove the request for a sidewalk variance.

APPLICANT REQUEST

Final plat to create two lots.

Final Plat

A request for final plat approval to create two lots on property located at 331 Willard Drive, approximately 1,100 feet south of Wallace Road, zoned One and Two-Family Residential (R10) (0.95 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units, using the infill compatibility requirements of the Subdivision Regulations.*

CRITICAL PLANNING GOALS

- Supports Infill Development

This site is located in an area that is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure.

SUBDIVISION REGULATIONS

The applicant requests final plat approval for a two lot subdivision of property located at 331 Willard Drive. The subject property is located in Suburban Neighborhood Maintenance (T3 NM) policy area and is required to meet the infill compatibility analysis that is outlined in Section 3-5.2 of the Subdivision Regulations. While both lots meet the infill compatibility analysis for lot area and lot frontage, the applicant has requested a variance to the sidewalk requirement found in Section 3-8.2.d. of the Subdivision Regulations.

PLAN DETAILS

The existing lot is 41,640 SF (0.956 acres) is proposed to be subdivided into two lots with the following areas and street frontages:

- Lot 1: 20,667 Sq. Ft., (0.474 Acres), and 94.41 Ft. of frontage;
- Lot 2: 20,886 Sq. Ft., (0.480 Acres), and 119.77 Ft. of frontage.

The plan proposes two lots, both fronting on Willow Lane. The existing house on Lot 1 is to remain. Sidewalks are required with the subdivision as the site is not served by existing sidewalks and is located within the Urban Services District. Willard Drive is identified as a collector street on the Major and Collector Street Plan with right-of-way set at 51 feet. The plan includes 0.5 feet of right-of-way dedication along the Willard Drive frontage.

ANALYSIS

Lot Compatibility

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

Zoning Code

Both lots meet the minimum standards of the R10 zoning district.

Street Frontage

Both lots have frontage on a public street.

Density

Urban Neighborhood Maintenance land use policy supports density up to 20 dwelling units per acre. The proposed infill subdivision provides a density of 2.1 dwelling units per acres which falls within the range supported by policy.

Community Character

1. Lot frontage: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. In this case, the lots must be equal to or greater than 76 ft which is the smallest lot frontage of the surrounding lots. Both lots have at least 94.41 ft of frontage and, therefore, do not meet the community character for lot frontage.

Lot Frontage Analysis	
Minimum Proposed	94.41
70% of Average	61.25'
Smallest Surrounding Parcel	76'

2. Lot size: The proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. In this case, the minimum lot area must be at least 11,564 square feet, which is the smallest lot area of the surrounding lots. Both lots meet the lot area requirement.

Lot Size Analysis	
Minimum Proposed	20,667 SF
70% of Average	8,769 SF
Smallest Surrounding Parcel	11,564 SF

3. Street setback: The plan proposes a 20 ft street setback on Willow Lane for Lot 2 which maintains the context with the existing house to the west on Willow Lane.

4. Lot orientation: Both lots are oriented toward Willow Lane which is consistent with the existing lot pattern on the street.

Agency Review

All review agencies recommend approval.

Harmony of Development

The proposed subdivision meets the Community Character criteria and proposes additional standards that help the subdivision to be harmonious. The applicant proposes limiting both lots to single-family residential, limiting building height to 2 stories in 35 feet, prohibiting parking pads within the front setback, and providing a raised foundation of 18-36" on any new residential building.

SIDEWALK VARIANCE REQUEST

The applicant has applied for a variance from Section 3-8.2.d. of the Subdivision Regulations to not be required to install the sidewalks as required. The applicant has requested to not install sidewalks along the Willow Lane and Willard Drive street frontages for Lot 1 and has requested to install a 5 ft sidewalk and 2 ft planting strip along the Willow Lane frontage for Lot 2.

If the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations, a variance from these regulations may be granted, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations. The Planning Commission shall make findings based upon the evidence presented to it in each specific case that:

- a. The granting of the variance shall not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- b. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
- c. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.
- d. The variance shall not in any manner vary from the provisions of the adopted General Plan, including its constituent elements, the Major Street Plan, or the Zoning Code for Metropolitan Nashville and Davidson County (Zoning Code).

The applicant claims that the site is too flat to accommodate the curb and gutter that would accompany sidewalk installation and provide for adequate drainage to the collection system downstream. According to the applicant, the installation of sidewalk with curb and gutter along Willard Drive will require a stormwater piping system that will not drain without off-site improvements.

Metro Stormwater has recommended approval of the subdivision; however, this recommendation does not include approval of the variance request. Stormwater has determined that sidewalks can be constructed at this location, but that standard sidewalk construction, including curb and gutter, may necessitate off-site improvements.

The Subdivision Regulations and the General Plan support sidewalk installation and connectivity. In addition, the Subdivision Regulations allow several options in cases where sidewalks are required but there is not an existing sidewalk network. Instead of constructing the sidewalks along the street frontages of the proposed lots, the applicant may either submit a contribution in-lieu of construction to the Pedestrian Benefit Zone. [In this case, the in lieu fee would be \$38,301 (\$96 x 398.97 ft)], there is the option to construction an equal length of sidewalk within the same Pedestrian Benefit Zone, the location of which is determined in consultation with Metro Public Works. Based on the criteria for variances, staff recommends disapproval of a variance in this case as there are other options with regard to the sidewalk requirement.

WATER SERVICES RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

- Sidewalks can be constructed here. As the engineer stated, pipes, inlets and possible downstream ditch work may be needed to make this happen.

PUBLIC WORKS RECOMMENDATION

No exception taken

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

STAFF RECOMMENDATION

Staff recommends disapproval of the variance request. There is the alternative for the applicant to pay the in lieu fee rather than construct the sidewalks. As an alternative exists and the hardship cannot be financial, staff recommends disapproval of the variance request. Staff recommends plat approval with conditions, including requiring sidewalks.

CONDITIONS (If approved)

1. Sidewalks are required along the Willow Lane and Willard Drive street frontages of the proposed subdivision. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,

- c. Submit contribution in-lieu of construction to the Planning Department, one additional lot will require a \$38,301 contribution to Pedestrian Benefit Zone 5-B.
- d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department, or
- e. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.

Approve with conditions and disapprove the request for a sidewalk variance. (6-0), Consent Agenda

Resolution No. RS2015-218

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-025-001 is **Approved with conditions and the request for a sidewalk variance is disapproved. (6-0)**"

CONDITIONS

- 1. Sidewalks are required along the Willow Lane and Willard Drive street frontages of the proposed subdivision. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department, one additional lot will require a \$38,301 contribution to Pedestrian Benefit Zone 5-B.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department, or
 - e. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.

L. OTHER BUSINESS

- 42. Employee contract renewal for Andrew Collins, Brenda Diaz, and Jason Swaggart

Approve (9-0), Consent Agenda

Resolution No. RS2015-219

"BE IT RESOLVED by The Metropolitan Planning Commission that the Employee contract renewal for Andrew Collins, Brenda Diaz, and Jason Swaggart is **Approved. (9-0)**"

- 43. Historic Zoning Commission Report
- 44. Board of Parks and Recreation Report
- 45. Executive Committee Report
- 46. Accept the Director's Report and Approve Administrative Items

Approve (9-0), Consent Agenda

Resolution No. RS2015-220

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

- 47. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

June 11, 2015

MPC Meeting

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

June 15, 2015

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

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

June 22, 2015

Special Called MPC Meeting to consider NashvilleNext Plan

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

June 25, 2015

MPC Meeting

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

Location change for the following MPC meeting:

July 23, 2015

TBD

August 13, 2015

MPC Meeting

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

N. ADJOURNMENT


The meeting adjourned at 8:45 p.m.

Chairman

Secretary



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

Date: June 11, 2015
To: Metropolitan Nashville-Davidson County Planning Commissioners
From: Richard C. Bernhardt, FAICP, CNU-A 
Re: Executive Director's Report

The following items are provided for your information.

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

1. Planning Commission Meeting:
 - a. Attending: McLean; LeQuire; Farr; Haynes; Blackshear; Adkins; Clifton; Gee
 - b. Leaving Early: Hunt (5:45 pm)
 - c. Absent: Dalton
2. Legal Representation – Jon Michael will be attending

B. Communications

1. Producing a how-to video explaining the NashvilleNext Public Hearing sign-in process. It will be on our page by Thursday's Planning Commission meeting.
2. Provided extended media availability to promote & increase understanding of the Monday hearing.
3. NN mailing lists continue to grow, last mass mailing went to 5,128 addresses.

C. Community Planning

D. Land Development

1. We have made an offer for the open Planner I position in Land Development and are waiting for him to accept.

E. GIS

1. Prepared for launch for Cityworks on August 10, 2015.

F. Executive Director Presentations

G. NashvilleNext

1. NashvilleNext Overall Schedule

- a. June 15, 2015, 3:00 pm Planning Commission Public Hearing for NashvilleNext Plan
- b. June 22, 2015, 1:00 pm Planning Commission consideration of NashvilleNext Plan

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

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

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

L. APA Training Opportunities (Planning Commissioners and Staff)

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

Date	Topic (Live Program and Online Recording)
June 24, 2015	2015 Planning Law Review

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

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 6/11/2015**.

APPROVALS	# of Applications	Total # of Applications 2015
Specific Plans	1	10
PUDs	0	1
UDOs	1	4
Subdivisions	3	29
Mandatory Referrals	7	65
Total	12	109

SPECIFIC PLANS (finals only): MPC Approval Finding: Final site plan conforms to the approved development plan.						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
8/14/2014	6/2/2015	RECOM APPR	2013SP-049-002	EAST GREENWAY PARK (FINAL)	A request for final site plan approval for properties located at 801 Rosebank Avenue and Eastland Avenue (unnumbered), at the southeast corner of Rosebank Avenue and Eastland Avenue, zoned SP (9.9 acres), to permit 62 single-family detached dwelling units and a 1,300 square foot commercial building, requested by Civil Site Design Group, PLLC, applicant; East Greenway Park, LLC, owner.	06 (Peter Westerholm)

URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
4/16/2015	5/20/2015	RECOM APPR	2005UD-006-013	3112 A & B BELWOOD	A request for final site plan approval for property located at 3112 Belwood Street, approximately 455 feet east of Mason Avenue, zoned RM20 and within the 31st Ave. and Long Blvd. Urban Design Overlay district (0.18 acres), to permit a two attached residential units, requested by Revive Development, applicant and owner.	21 (Edith Taylor Langster)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
5/8/2015	5/26/2015	RECOM APPR	2015M-012AB-001	ALLEY #922 & BLAKEMORE AVENUE RIGHT-OF-WAY ABANDONMENT	A request to abandon right-of-way from Blakemore Avenue to Alley #647 and a portion of Blakemore Avenue from Alley #922 eastward (easements and utilities to be abandoned) on properties located at 1610 21st Avenue S and 2024 Blakemore Avenue, requested by Littlejohn Engineering, applicant; First American Bank of Nashville, owner.	17 (Sandra Moore)
5/19/2015	5/26/2015	RECOM APPR	2015M-030ES-001	BERWICK TRAIL STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Berwick Trail Stormwater Improvement Project on properties located at 925 and 1001 Berwick Trail, (Project No. 15-SWC-082), requested by Metro Water Services, applicant; James and Christy Malone and Douglas Martin, owners.	09 (Bill Pridemore)
5/15/2015	5/26/2015	RECOM APPR	2015M-014PR-001	PETTUS ROAD PROPERTY ACQUISITION	A request to authorize the Director of Public Property, or his designee, to acquire certain real property by purchase and/or donation to The Metropolitan Government of Nashville and Davidson County for use as park land, requested by the Metro Finance Department-Public Property; Edward and Marvin Turner, owners.	31 (Fabian Bedne)
5/19/2015	5/26/2015	RECOM APPR	2015M-013AB-001	58TH AVE N & CALIFORNIA AVE R.O.W. ABANDONMENT	A request to abandon unimproved portions of 58th Avenue N and California Avenue right-of-way (easements and utilities to be retained) on properties located at 5701 and 5901 California Avenue and California Avenue (unnumbered), requested by Snyder Engineering, PLLC, applicant; Craighead Development, LLC and Skylight Land, LP owners.	20 (Buddy Baker)
5/20/2015	5/27/2015	RECOM APPR	2014M-010PR-002	NETWORK HUTS FINAL LICENSE AGREEMENT	A request to approve the final license agreement to use Metropolitan Government property for Network Huts by Google Fiber company previously approved by BL2014-744, approving the specific properties agreed to by the parties' as proposed Network Hut locations and approving the completed exhibits setting forth the specific terms applicable to Google Fiber's use of each property proposed as a Network Hut location, requested by the Metro Legal Department, applicant.	3 (Walter Hunt); 11 (Larry Hagar); 2 (Frank Harrison); 29 (Karen Y. Johnson)
5/27/2015	6/4/2015	RECOM APPR	2015M-013EN-001	JOHNNY CASH MUSEUM AERIAL ENCROACHMENT	A request to allow an encroachment comprised of exterior signage encroaching the public right-of-way for property located at 119 3rd Avenue South, requested by Jim Rowan, applicant; JRC Holdings, LLC, owner.	19 (Erica S. Gilmore)

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

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

INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval

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

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

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District # (CM Name)
4/8/2015	5/27/2015	APADMIN	2015S-062-001	BESS100 PARTNERSHIP	A request for final plat approval to create two lots on property located at Highway 100 (unnumbered), approximately 315 feet north of Chaffin Drive, zoned CL and RM9 (4.16 acres), requested by Barge, Waggoner, Sumner and Cannon, applicant; Bess100 Partnership, owner.	35 (Bo Mitchell)
4/16/2015	6/3/2015	APADMIN	2015S-067-001	RIVENDELL WOODS, PHASE 4	A request for final plat approval to create 22 lots and dedicate right-of-way on a portion of property located at Preston Road (unnumbered), approximately 100 feet west of the intersection of Shire Drive and Old Forest Road, zoned RS10 (11.48 acres), requested by Dale & Associates, applicant; Rivendell, LLC, owner.	32 (Jacobia Dowell)
4/30/2015	6/3/2015	APADMIN	2015S-074-001	RESUB. LOT 182, SECTION THREE GLENCLIFF ESTATES	A request for final plat approval to shift lot lines on property located at 304 Bowwood Drive, at the southeast corner of East Thompson Lane and Lawndale Drive, zoned RS15 (3.09 acres), requested by Campbell Mcrae & Associates Surveying Inc., applicant for Glenwood Baptist Church, owner.	16 (Tony Tenpenny)

DTC MPC Approval

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

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

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
5/22/2015	Approved Extension	2006B-073-012	HIDDEN SPRINGS, PHASE 2
5/26/2015	Approved Extension	2012B-035-004	LEE CHAPEL AME CHURCH
5/26/2015	Approved Extension	2007B-083-008	SUGAR VALLEY, SECOND ADDITION, PHASE 3, SECTION 1
5/27/2015	Approved Extension	2014B-020-002	ONE CITY NASHVILLE
5/29/2015	Approved Extension/Reduction	2009B-011-008	JORDAN RIDGE AT EATON'S CREEK, PHASE 9
6/1/2015	Approved Extension	2011B-024-004	BELLE ARBOR, PHASE 1
6/2/2015	Referred to Legal	2005B-009-009	SOUTH SHORE, PHASE 2, SECTION 1

Schedule

- A. **Monday, June 15, 2015** – [Special Called MPC Meeting - NashvilleNext Plan](#); 3 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Monday, June 22 2015** – [Special Called MPC Meeting to consider NashvilleNext Plan](#); 1 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, June 25, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, July 23, 2015** - [MPC Meeting](#); 4 pm, TBD, Nashville, TN 37204
- E. **Thursday, August 13, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, August 27, 2015** - [MPC Meeting](#); 4 pm, Metropolitan Nashville Public Schools, Board Room, 2601 Bransford Avenue, Nashville, TN 37204
- G. **Thursday, September 10, 2015** - [MPC Meeting](#); 4 pm, Metropolitan Nashville Public Schools, Board Room, 2601 Bransford Avenue, Nashville, TN 37204
- H. **Thursday, September 24, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, October 8, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Thursday, October 22, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Thursday, November 12, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, December 10, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Thursday, January 14, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center