Metropolitan Planning Commission



Staff Reports

June 11, 2015

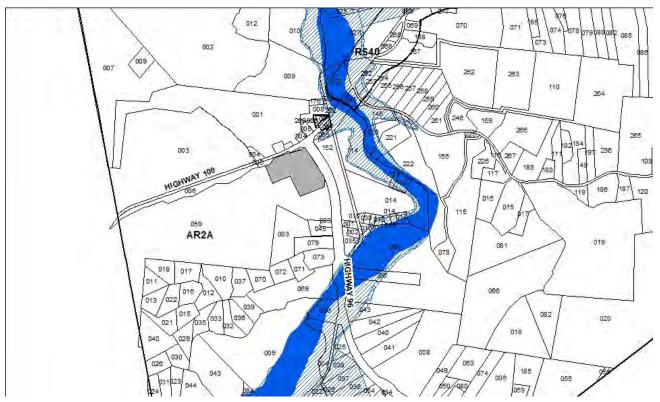


Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure,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

PREVIOUSLY DEFERRED ITEMS

- Specific Plans
- Zone Changes
- Planned Unit Developments





2014SP-047-001 COUNTRY CORNER Map 168, Part of Parcel(s) 059 06, Bellevue 35 (Bo Mitchell)



Metro Planning Commission Meeting of 06/11/2015 $\,$ Item # 1

Project No. 2014SP-047-001 **Project Name Country Corner**

Council District 35 – Mitchell **School District** 9 – Frogge

Requested by Dale & Associates, applicant; Charlie B. Mitchell, Jr.,

owner.

Deferral This request was previously deferred from the May 28,

2015, Planning Commission meeting.

Staff Reviewer Sajid

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 feet 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

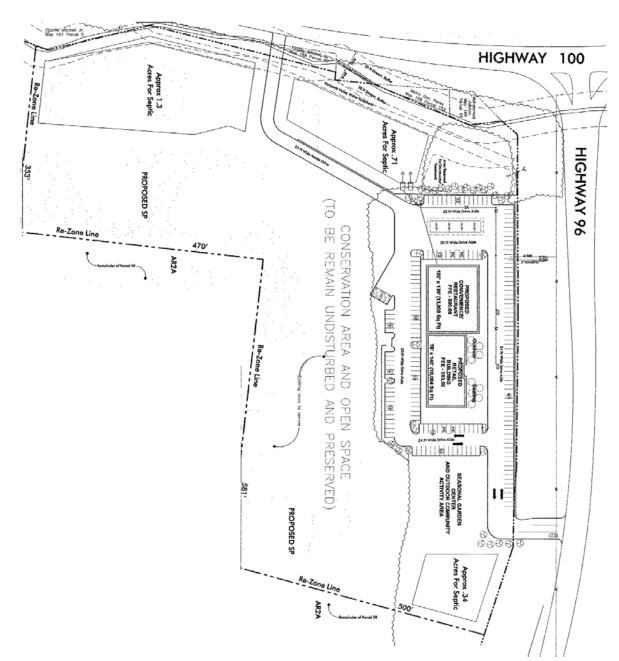
N/A

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





Proposed Site Plan



public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

<u>Conservation (CO)</u> 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.

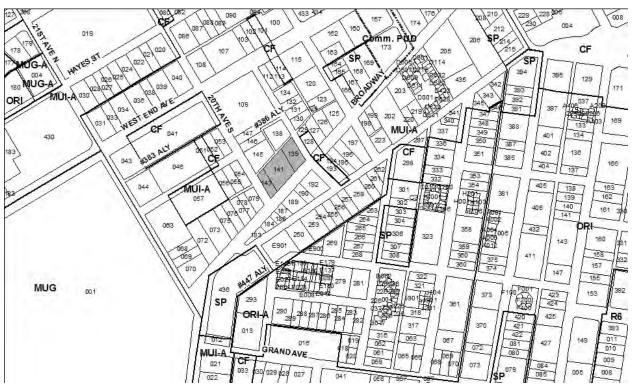


- 2. Uses within the SP shall be limited to 8,000 square feet restaurant, 5,000 square feet for automobile convenience, and 10,640 square feet for retail as well as community meeting space.
- 3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references 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.



SEE NEXT PAGE





2015SP-016-001

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



Metro Planning Commission Meeting of 06/11/2015 ${f Item~\#~2}$

Project No. **Specific Plan 2015SP-016-001**

Project Name 1922 Broadway

19 – Gilmore **Council District School District** 8 – Pierce

Requested by Land Development.com, applicant; 1918 Broadway, LLC,

and Land Development.com, and Broadway at Lyle

Property Inc., owners.

This request was previously deferred from the February 12, **Deferrals**

> 2015, the March 12, 2015, the April 9, 2015, the May 14, 2015, and the May 28, 2015, Planning Commission

meetings.

Staff Reviewer Swaggart

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

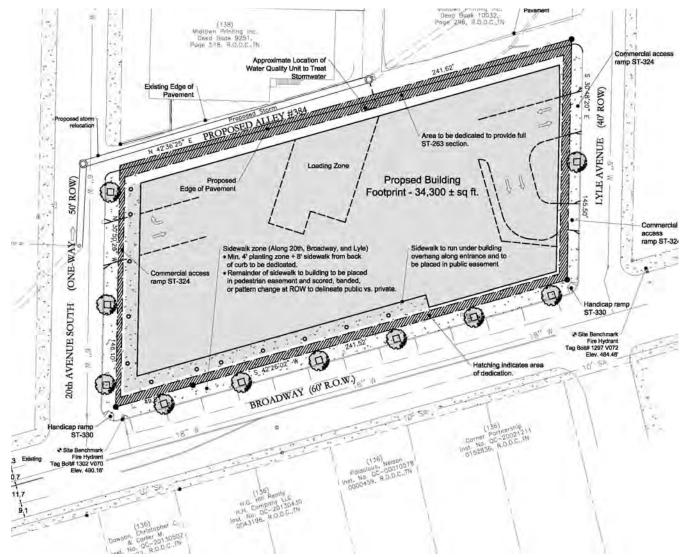
Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition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





Proposed Site Plan



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

<u>Center Mixed Use Neighborhood (T5 MU)</u> 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 Noshville 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 shear from the ground for a percentage of the lower level façade. This means that the building along a certain percentage of each façade may





Proposed Elevation



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, stripping, 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: <u>1</u> Elementary <u>0</u> Middle <u>1</u> High Projected student generation proposed SP-MU district: <u>1</u> Elementary <u>1</u> Middle <u>2</u> 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.

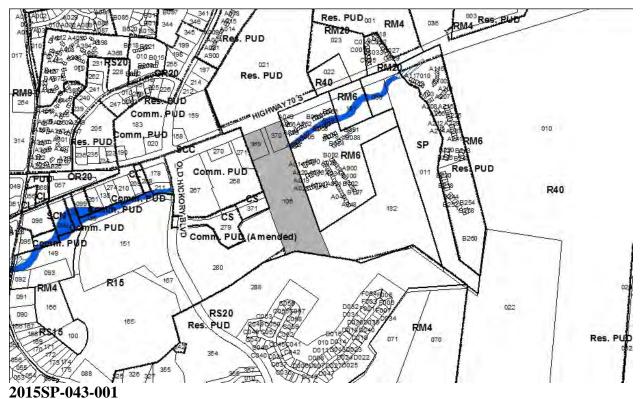
STAFF RECOMMENDATION

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, with a maximum of two feet of the sidewalk may be within a pedestrian easement:
 - 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.





HWY 70 RETAIL CENTER Map 142, Parcel(s) 106, 369-370 06, Bellevue 34 (Carter Todd)



Metro Planning Commission Meeting of 06/11/2015 $\,$ Item # 3

Project No. 2015SP-043-001

Project Name Highway 70 Retail Center

Council Bill BL2015-1207 **Council District** 34 - Todd9 – Frogge **School District**

Civil Design Consultants, LLC, applicant; Hicks Family Requested by

Bellevue, LLC, owner.

Deferral This request was previously deferred from the May 28,

2015, Planning Commission meeting.

Staff Reviewer Sajid

Staff Recommendation Disapprove as filed and disapprove as amended.

APPLICANT REQUEST

Permit commercial and office uses and up to 115 multi-family residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS15) to Specific Plan-Mixed Use (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.

Existing Zoning

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. RS15 would permit a maximum of 37 units.

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

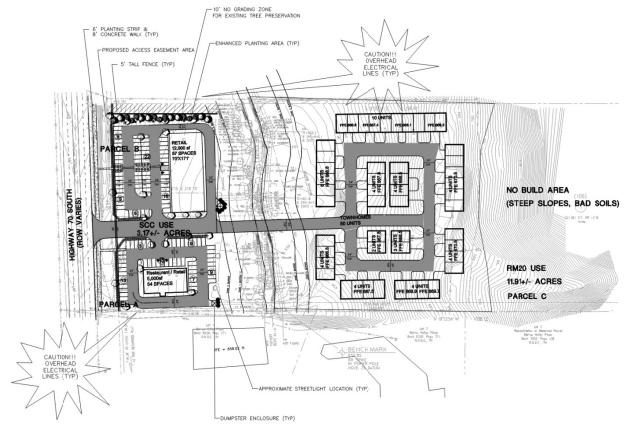
N/A

BELLEVUE COMMUNITY PLAN

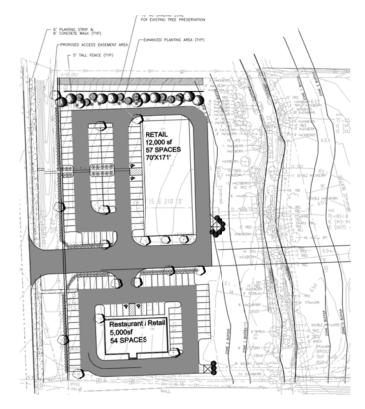
Current Policy

Suburban Community Center (T3 CC) is intended to enhance suburban community centers encouraging their redevelopment as intense mixed use areas that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections. T3 Suburban Community Centers serve suburban communities within a 10 to 20 minute drive.





Proposed Site Plan



Revised Site Plan Submitted 6/5/2015



<u>Suburban Neighborhood Maintenance (T3 NM)</u> 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.

<u>Conservation (CO)</u> 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 SP is not consistent with the goals of the Suburban Community Center and Suburban Neighborhood Maintenance policies. While the uses may be consistent with the policies, the design of the SP does not meet the policy objective to enhance the pedestrian environment. The plan proposes units that are oriented toward an interior driveway and include front loaded garages. Also, the commercial uses include four rows of parking between the building and Highway 70 South, where the policy calls for no more than one row in order to foster a more pedestrian oriented feel. Given the context along Highway 70 South, planning staff finds up to two rows of parking between the building and the street may be appropriate. Furthermore, the site lacks interior sidewalks that would connect the residents of the multi-family component to the noncommercial uses and to the public sidewalk. This creates an environment that is auto-centric and fails to foster pedestrian connectivity.

In addition, the SP is not consistent with the Conservation policy which encourages preservation of environmentally constrained land. The subject property includes a stream, slopes in excess of 25% and problem soils. While the plan has addressed some of the environmentally sensitive features, the plan includes areas characterized by unstable soils and slopes greater than 20% within the proposed limits of disturbance for the multi-family.

PLAN DETAILS

The site is located on Highway 70 South, east of Old Hickory Boulevard. The site is currently vacant. Surrounding zoning is RM6, SCC, CS and PUD, and the area is characterized by a mixture of land uses. Access to the site is from Highway 70 South.

Site Plan

The SP includes three parcels with frontage on Highway 70 South. The plan proposes two buildings totaling 17,000 square feet on the two outparcels. Uses for these buildings are proposed to include a variety of commercial and office uses. The remaining parcel is to permit up to 115 multi-family units; however, the plan shows 48 townhome units. The site includes nearly 15 acres that is characterized by steep slopes and problem soils and a stream that traverses the site. The proposed development is located outside of areas with slopes exceeding 25% and does not encroach into any



required stream buffers; however, the plan does include development in areas characterized by Dellrose Cherty Silt Loam (12-20%) soils and slopes that are 20% or greater.

The nonresidential portion of the SP shows two buildings that are oriented toward Highway 70 South. Surface parking is provided throughout the site, including multiple rows between the buildings and Highway 70. The multi-family component shows 48 townhome units (although the request is to permit up to 115 multi-family units). All units are fronting an interior drive and include front-loaded garages. In addition, the residential component does not appear to meet parking per the Zoning Code. Maximum height for the residential units is 3 stories in 40' whereas the maximum height for the retail/office buildings is 35'.

Access to the site is from one driveway onto Highway 70 South. The plan includes sidewalks per the Major and Collector Street Plan but fails to provide interior sidewalk connections from the multifamily to the public sidewalk. The plan does not include elevations or design standards for any of the buildings. If approved, staff recommends that elevations for all buildings be reviewed with the final site plan.

ANALYSIS

The SP includes several design elements that do not align with the goals of the Suburban Community Center and Suburban Neighborhood Maintenance land use policies. The proposed front loaded garage and lack of an interior sidewalk network fail to provide an environment that enhances pedestrian connectivity. In addition, the four rows of parking proposed in front of the retail building located to the east of the site is not consistent with the Suburban Community Center policy which permits one row of parking between the building and the street in order to create a context that fosters a pedestrian friendly environment.

The SP is inconsistent with the Conservation policy that discourages development in areas with slopes exceeding 20% as well as those characterized by problem soils. The site includes several environmentally sensitive features The proposed limits of disturbance for the multi-family includes areas that exceed 20% slopes as well as soils that may be too unstable for development. At this time, a complete geotechnical study has not been submitted. Metro Stormwater has requested that, if approved, the complete geotechnical study be reviewed with the final site plan.

In addition to the policy concerns, staff finds that the plan lacks the necessary details to determine whether the multi-family development could be sited sensitively. The SP proposes up to 115 multi-family units but shows a plan for 48. Even with the 48 units, it appears that there is difficulty in locating the development outside of areas of steep slopes and problem soils. The SP does not include a complete geotechnical study at this time that would show that the residential units could actually be located in these areas. The flexibility proposed by the SP may not be enough to address the environmental concerns on the site.

The applicant emailed a revised plan on June 5, 2015, that removes the proposed multi-family residential component from the SP and retains the commercial component. The revised plan has not been reviewed by the reviewing agencies. Also, it does not address Planning staff's concerns with the design of the commercial area, as it relates to the Suburban Community Center policy. The Council bill, which includes the plan under review, has already been filed.



As the SP is not consistent with the goals of the Suburban Community Center, Suburban Neighborhood Maintenance and Conservation policies, staff recommends disapproval of the SP. In addition, the plan has not been approved by Stormwater. Staff also recommends disapproval of a substitute plan as it is not consistent with the Suburban Community Center policy and has not been approved by all reviewing agencies.

FIRE MARSHAL RECOMMENDATION

Approve with conditions –

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

STORMWATER RECOMMENDATION

Returned

- Provide full geotechnical report including information / recommendations for construction prior to final approval.
- Remove impervious surfaces within the zone 2 buffer.
- Add note to plans stating that access to the east shall be constructed to comply with all applicable stormwater requirements.

TRAFFIC & PARKING RECOMMENDATION

Conditional if approved

In accordance with May 22, 2015 TIS findings, developer shall

- Construct an EB right turn lane on Hwy 70 at access drive with 125 ft. storage length and taper per AASHTO standards.
- Project Access drive shall have 2 exiting lanes and 1 entering lane with appropriate lane widths.
- A minimum of 75ft of storage for exiting lanes shall be provided. Adequate queue storage shall be provided between the first interior drive and Hwy 70.
- Adequate sight distance shall be provided at intersection with Hwy 70. The TIS identified existing Berms along this property which will need removal to allow adequate sight distance. Developer shall submit a field run survey confirming adequate sight distance with final SP.
- Final SP and Construction documents shall include a pavement marking plan and signage plan and construction plans for right turn lane. Roadway improvements on a Hwy 70 may require approval by TDOT.
- The developer shall submit a signal modification plan to upgrade the pedestrian signals at Hwy70 /OHB signalized intersection to modular countdown units on a minimum of 2 approaches and modify traffic signal as approved by Metro traffic engineer. The signal plans shall be included in final SP and construction documents.
- Per the TIS, developer shall work with MTA to incorporate a transit stop in project plans if feasible.
- Plans shall indicate removal of the existing single family house and drive with the development of the multifamily. Internal road intersection design shall show intersection design with existing single family drive.
- All internal drives shall provide two way travel with adequate turning radii for truck turning movements.

HARPETH VALLEY UTILITY DISTRICT RECOMMENDATION



Approve with conditions

• Water and sewer plans must be submitted and approved by HVUD at the appropriate time.

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 construction with in the ROW will require a permit from TDOT. TDOT permit must be obtained and copy remitted to MPW prior to any work within the ROW.
- If sidewalks are required, indicate the installation of standard curb and gutter at the existing EOP, 6' grass strip and 8' standard sidewalk along the property frontage. The sidewalks must be in ROW.

Maximum Uses in Existing Zoning District: RS15

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	14.99	2.90 D	43 U	479	40	51

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)	14.99	-	12,000 SF	552	17	51

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
Restaurant (932)	14.99	-	5,000 SF	636	58	56

Maximum Uses in Proposed Zoning District: RM20

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	14.99	20 D	238 U	1566	121	149

Traffic changes between maximum: RS15 and SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+2,275	+156	+205



METRO SCHOOL BOARD REPORT

Projected student generation existing RS15 district: <u>3</u> Elementary <u>2</u> Middle <u>3</u> High Projected student generation proposed SP-MU district: <u>34</u> Elementary <u>21</u> Middle <u>19</u> High

The proposed SP-MU zoning district would generate thirty-five more students than what is typically generated under the existing RS15 district. Students would attend Westemeade Elementary School, Bellevue Middle School, and Hillwood High School. Westmeade Elementary School and Bellevue 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. This information is based upon data from the school board last updated October 2014.

Fiscal Liability

The fiscal liability of 19 new middle students is \$494,000 (19 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 disapproval of the SP as it is not consistent with the Conservation, Suburban Community Center and Suburban Neighborhood Maintenance land use policies. In addition, the plan has not been approved by Metro Stormwater. Staff also recommends disapproval of a substitute plan as it is not consistent with the Suburban Community Center policy and has not been reviewed by the reviewing agencies.

CONDITIONS (if approved)

- 1. Uses within the SP shall permit up to 17,000 square feet of commercial/office space and up to 115 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 SCC District for Parcels 369 and 370 and RM9 District for Parcel 106 zoning district as of the date of the applicable request or application.
- 4. Update purpose note and Note 1: "The purpose of this SP is to permit up to 17,000 square feet of commercial/office space and up to 115 multi-family residential units."
- 5. Commercial and office uses shall be limited to retail, restaurant, financial institution, general office, ATM, automobile parking, outpatient clinic, medical office, personal care services, business services, furniture store, day care, home improvement sales and commercial amusement (inside).
- 6. The final site plan shall be redesigned to incorporate open space and to enhance the pedestrian realm.
- 7. Commercial and office uses shall be permitted only on the outparcels (parcel 369 and 370).
- 8. The final site plan shall include the number of bedrooms per unit and shall meet the parking requirements per the Zoning Code.
- 9. Maximum building height shall be measured to the top of the roofline.
- 10. Update proposed residential density on the plan as 9.7, which is proposed per the plan.

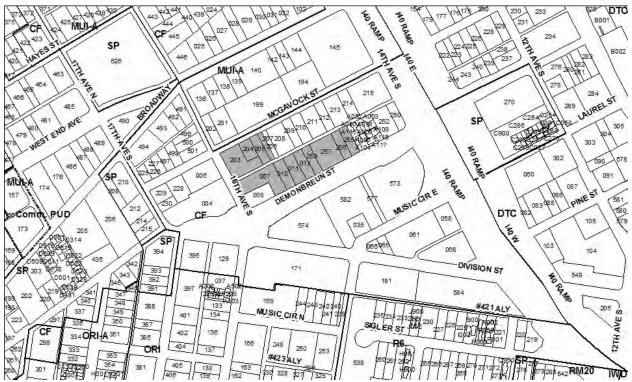


- 11. Interior sidewalks shall be provided throughout the development, and a pedestrian connection shall be made from the multi-family to Highway 70 South.
- 12. If any buildings are proposed to be located within areas characterized by Dellrose Cherty Silt Loam (12-20%) soils and slopes that are 20% or greater. If structures are located in areas with problem soils, then a geotechnical study shall be submitted with the final site plan.
- 13. Signage shall meet the standards of the MUL district.
- 14. 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.
- 15. Update Note 2: 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 any addition of vehicular access points not currently present or approved must be approved by the Planning Commission and Public Works as a modification to the SP.
- 16. 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.
- 17. Residential building elevations for all internal drive facades shall be provided with the final site plan. The following standards shall be met:
 - a. Building facades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
 - c. EIFS, vinyl siding and untreated wood siding shall be prohibited.
 - d. Raised foundations of 18-36" are required for residential buildings.
 - e. Porches shall provide a minimum of six feet of depth.
 - f. Side façades facing a public street shall incorporate additional glazing and/or landscaping to address the street.



SEE NEXT PAGE





2015SP-048-001

DEMONBREUN HILL

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

Map 093-13, Parcel(s) 007, 010, 011, 013

10, Green Hills - Midtown

19 (Erica S. Gilmore)



Metro Planning Commission Meeting of 06/11/2015 Item #4a

Project No. 2015SP-048-001 **Project Name Demonbreun Hill Associated Case** 2001UD-002-010 **Council Bill** BL2015-1205 **Council District** 19 - Gilmore **School District** 5 - Kim

Requested by Kimley-Horn and Associates, applicant; Elmington Capital

Group, owner.

Deferral This request was previously deferred from the May 28,

2015, Planning Commission meeting.

Staff Reviewer Thomas

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





Proposed Site Plan



Project Rendering



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





Potential Building Program



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.



- 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: <u>0</u> Elementary <u>0</u> Middle <u>0</u> High Projected student generation proposed SP-MU district: <u>2</u> Elementary <u>1</u> Middle <u>3</u> 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.



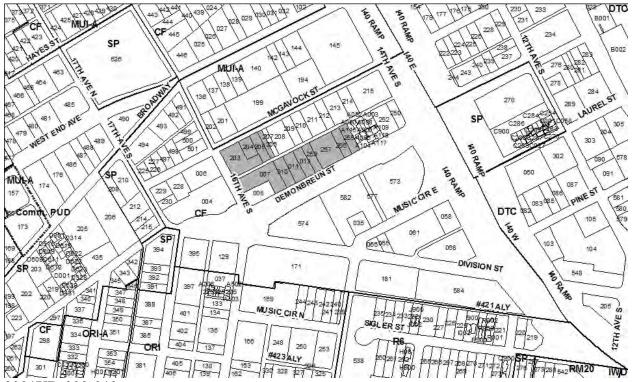
STAFF RECOMMENDATION

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.





2001UD-002-010

DEMONBREUN HILL (UDO CANCELLATION)

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

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

10, Green Hills - Midtown

19 (Erica S. Gilmore)



Metro Planning Commission Meeting of 06/11/2015 Item # 4b

Project No. 2001UD-002-010

Project Name Demonbreun Hill (UDO Cancellation)

Associated Case 2015SP-048-001 Council Bill BL2015-1206 **Council District** 19 - Gilmore **School District** 5 - Kim

Requested by Kimley-Horn and Associates, applicant; Elmington Capital

Group, owner

Deferral This request was previously deferred from the May 28,

2015, Planning Commission meeting.

Staff Reviewer Thomas

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 emphases 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.

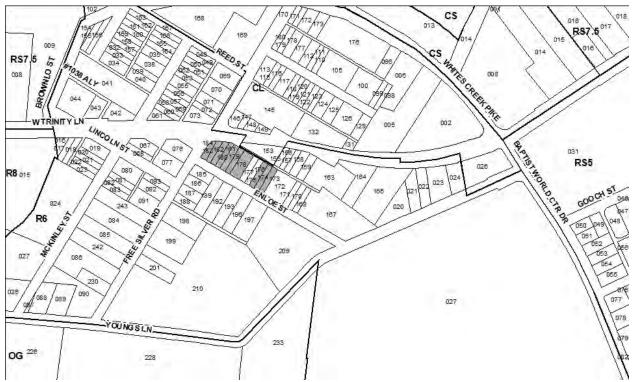
STAFF RECOMMENDATION

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).



SEE NEXT PAGE





2015Z-021PR-001

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

03, Bordeaux - Whites Creek

02 (Frank R. Harrison)



Metro Planning Commission Meeting of 06/11/2015 Item # 5

Project No. **Zone Change 2015Z-021PR-001**

Council District 2 – Harrison **School District** 1 - Gentry

Requested by Forrest Henderson, applicant and owner.

Deferrals This request was previously deferred from the April 23,

2015, Planning Commission meeting.

Staff Reviewer Swaggart

Staff Recommendation Disapprove. Approve RM9-A.

APPLICANT REQUEST

Zone change from R6 to RM9.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Multi-Family Residential (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).

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 four lots with one duplex lot for a total of five units.

Proposed Zoning

Multi-Family Residential (RM9) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre. RM9 would permit a maximum of 5 units.

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

Current Policy

<u>Suburban Community Center (T3 CC)</u> policy is intended to enhance suburban community centers encouraging their redevelopment as intense mixed use areas that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections. T3 Suburban Community Centers serve suburban communities within a 10 to 20 minute drive.

Growth and Preservation Concept Map

No change is proposed.



Consistent with Policy?

The policy would support multi-family, but it does not support RM9. A design based zoning such as a SP, an overlay, or an A district is necessary to ensure that development confirms to the intent of the policy. Since this is a unique property with multiple street frontages and not much lot depth, a design based zoning would help to ensure an appropriate design for this site.

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.

STORMWATER RECOMMENDATION N/A

WATER SERVICES RECOMMENDATION N/A

METRO SCHOOL BOARD REPORT

The proposed RM9 zoning district does not permit any additional residential units than what is currently permitted with the current R6 district. Since the request does not permit additional density, then it will not generate any additional students from what would be generated under the current R6 district.

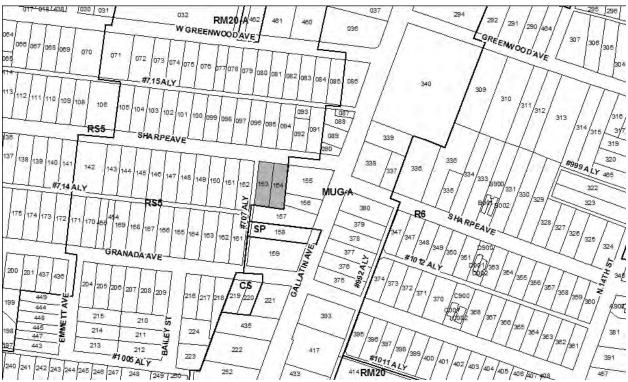
STAFF RECOMMENDATION

Staff recommends disapproval of the proposed RM9 zoning district, but approval of RM9-A.



SEE NEXT PAGE





2015Z-026PR-001

Map 083-01, Parcel(s) 153-154 05, East Nashville 05 (Scott Davis)



Metro Planning Commission Meeting of 06/11/2015 Item # 6

Project No. **Zone Change 2015Z-026PR-001**

Council District 5 – Davis 5- Kim **School District**

Chad Baker, applicant and owner. Requested by

Deferrals This request was previously deferred from the May 14,

2015, Planning Commission meeting.

Staff Reviewer Birkeland **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

<u>T4 Urban Community Center (T4 CC)</u> 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 (DNDP)

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

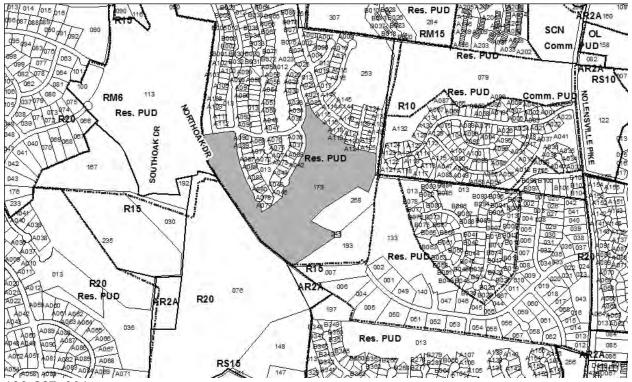
Projected student generation existing RS5 district: $\underline{0}$ Elementary $\underline{0}$ Middle $\underline{0}$ High Projected student generation proposed MUN-A district: $\underline{1}$ Elementary $\underline{0}$ Middle $\underline{0}$ High

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.





122-83P-001 THE WOODLANDS, PHASE 3 Map 172, Parcel(s) 179 12, Southeast 04 (Brady Banks)



Metro Planning Commission Meeting of 06/11/2015 Item # 7

Planned Unit Development 122-83P-001 Project No.

The Woodlands, Phase 3 **Project Name**

Council District 4 – Banks **School District** 2 – Brannon

Requested by Dewey-Estes Engineering, applicant; Woodlands

Development, LLC, owner.

Deferral This case was deferred from the May 28, 2015, Planning

Commission meeting.

Staff Reviewer Milligan

Staff Recommendation Defer unless a recommendation of approval is received

from all reviewing agencies. If a recommendation of approval is received, staff recommends approval with

conditions.

APPLICANT REQUEST

Revise preliminary plan and for final site plan for The Woodlands, Phase 3 Planned Unit Development.

Revise Preliminary PUD and Final Site Plan

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 One and Two-Family Residential (R15), to revise the lots lines of Phase 3.

Existing Zoning

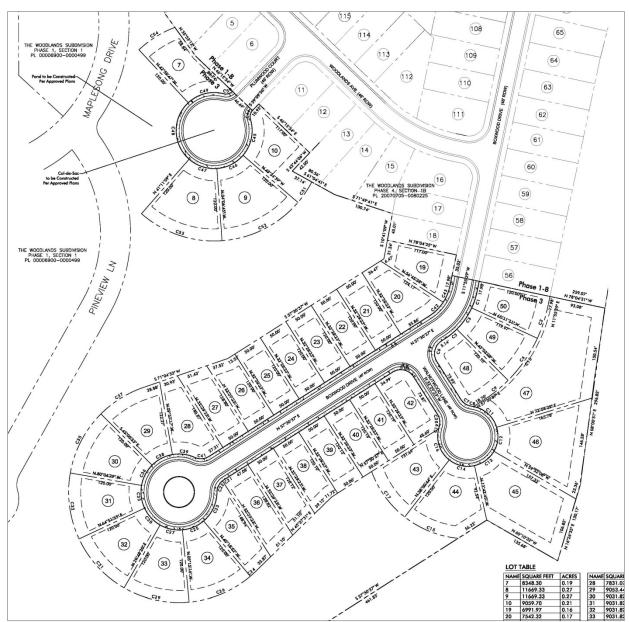
One and Two -Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. R15 would permit a maximum of 77 lots with 19 duplex lots for a total of 96 units.

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

CRITICAL PLANNING GOALS

N/A





Proposed Site Plan



STAFF ANALYSIS

The Woodlands PUD was originally approved in 1983 for a total of 829 units (239 single-family, 390 apartments, and 200 townhomes). The plan has been revised numerous times. The current approved Preliminary Plan included several Phases of The Woodlands, including Phase 3 which is the subject of this application for revision. The plan was revised to allow for 115 single-family lots in the remaining undeveloped portion of the development. Phases 1 and 2 have previously received final plan approval.

The proposed revision to the preliminary and final is to shift lot lines within Phase 3. The number of units within the phase is consistent with the number shown on the most recently revised plan. The proposed lot layout will require less overall grading of the property providing for less disturbance of the steeply sloped areas. The total area of Phase 3 is 31.4 acres with 9.4 acres in the disturbed area. All lots within the phase will be critical lots and will require approved of individual lot plans prior to building permit issuance. A large area of the property is being maintained as open space. Sample elevations have been provided for homes.

The proposed plan is consistent with previous revisions and the Council approved plan. Staff finds that the proposed revision is a minor modification.

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

- G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous zoning code and remaining a part of the official zoning map upon the enactment of this title.
 - 1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
 - 2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
 - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;



- g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
- h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
- i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- 1. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

The proposal is for a revision to the preliminary to change the layout of the development. The number of units and general layout are in keeping with the Council approved plan.

As the proposed revision keeps with the overall intent of the PUD, planning staff recommends approval of the request, subject to receipt of recommendations of approval for all reviewing agencies.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Returned

Plan Information and Fees:

- Provide the Plan Review Fee of one thousand sixty four dollars. (\$1,064)
- Provide the Grading Permit fee of one thousand three hundred fifteen dollars. (\$1,315.)



• Provide LTMP fee (\$5/page + \$2 flat fee) and executed documents.

Storm Structure & Pipe

- There were flow velocities that exceed 20 fps. I think I saw 38fps. Check the Stormwater manual Vol. 2 Chapter 6 for sizing guidelines. See pipe segment D7-D6.
- There was inlet spread exceeding 8'. Check the Stormwater manual Vol. 1 Chapter 6 and provide more inlets to reduce the spread accordingly. See D7 spread 9.2'

Bioretention Areas

- Not all areas drain to the grass channel upstream of the bioretention. Please add pretreatment to the SE edge of the bioretention and show it on C4.0.
 - Stone sumps, grass strips, etc. may be used.
- The channel upstream of the bioretention needs modification:
 - You may only use the grass channel for runoff reduction credit for the area that contributes runoff for it. Consider creating a sub-drainage area.
 - In addition, the channel should be a channel. Currently, it is shown sloping from approximately 814' to 808'. This could be sheet flow, but it is not a channel.
 - The channel should also slope towards the bioretention to direct flow to it.
- List the perforations for the underdrain: 3/8" diam. Holes 6" c-c.
- Show the orientation of the header, lateral underdrain system on C5.0. More than one underdrain main with several headers connected to each.
- Specify the size of the stone in the sump of the bioretention.
- You are using a 5' depth of engineered soil. Consider using 3' of soil over 2' of stone which will act like bioretention and infiltration trench in series. This option is by no means required; it is only an option.
 - This could increase the runoff reduction with 3' depth each of engineered soil and stone
 - This may reduce cost if that is a concern.
- Provide a landscape plan. While the chart listing species and quantities is good, a layout is required.

Bypass

• In the Structural control tracking form, you are showing a filter strip, but I did not see a filter strip in that drainage area. Please show me where it is or modify the form.

PUBLIC WORKS RECOMMENDATION

No exception taken

TRAFFIC & PARKING RECOMMENDATION

Condition if approved

• All previous conditions apply.

WATER SERVICES RECOMMENDATION

Returned

- Please resubmit plan since they do not match the approved public sewer and water plans (15-SL-30 and 15-WL-32).
- NOTE: The Public Water and Sewer Plans approval does not include approval for Lots 7-10.

STAFF RECOMMENDATION



Staff recommends deferral unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received, staff recommends approval with conditions.

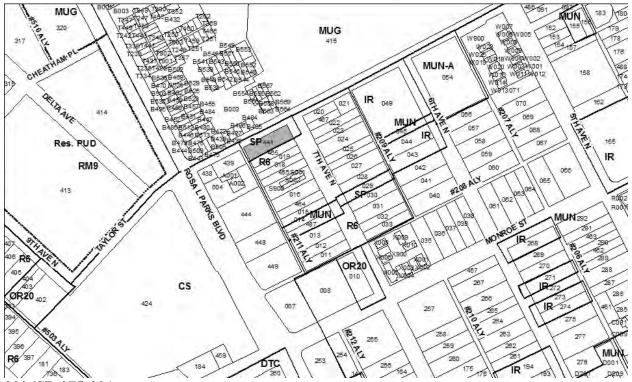
CONDITIONS (If approved)

- 1. Any retaining walls with a height of 10' or greater shall include a fence no less than 5 feet tall along the rear property lines of the proposed lots to ensure safety.
- 2. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- 3. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
- 4. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
- 5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- 6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
- 7. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

RECOMMENDATIONS TO METRO COUNCIL

- Specific Plans
- Zoning Text Amendments
- Zone Changes





2006SP-075-001 1329 7TH AVENUE NORTH Map 081-12, Parcel(s) 441 08, North Nashville 19 (Erica S. Gilmore)



Metro Planning Commission Meeting of 06/11/2015 Item # 8

Project No. **Zone Change 2006SP-075-001**

1327 7th Avenue North **Project Name**

19 - Gilmore **Council District School District** 1 - Gentry

Requested by Barge Cauthen & Associates, applicant; Village People,

LLC, owner.

Staff Reviewer Birkeland

Staff Recommendation Defer to the June 25, 2015, Metro Planning Commission

meeting or disapprove.

APPLICANT REQUEST

SP amendment to permit 4 multi-family residential units and 2 live/work units.

SP Amendment

A request to amend an existing Specific Plan-Residential (SP-R) to permit four multi-family 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 Overlay District.

Existing and Proposed Zoning

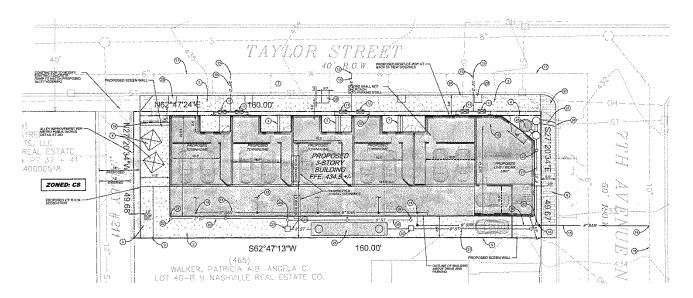
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes attached residential buildings.

CRITICAL PLANNING GOALS

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

The proposal meets several critical planning goals based on its location and design. 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. Bus service is present just to the west of the site on Rosa L. Parks Boulevard. Increased density through infill development makes bus service and similar transit services more feasible because it generates more riders. A improved sidewalk along Taylor Street will provide an improved pedestrian connection by providing pedestrians safe and access to other areas.





Proposed Site Plan



NORTH NASHVILLE COMMUNITY PLAN Current Policy

<u>T4 Urban Mixed Use Neighborhood (T4 MU)</u> 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.

Proposed Policy

No change.

Consistent with Policy?

Yes. The policy supports residential and live/work uses. The plan provides an urban form by placing the residential units up to the new sidewalk along Taylor Street and provides a private drive from the alley to access the buildings. The proposed multifamily residential units provide that mixture of housing types including live/work units in a strategic location within North Nashville.

PLAN DETAILS

The site is located at the corner of Taylor Street and 7th Avenue North, within the Germantown Historic Perseveration District in North Nashville. The site consists of one parcel that has an existing non-contributing quad-plex. In 2007, this site was approved for SP zoning that allowed four single-family homes with four parking spaces. The proposed SP amendment includes four attached multifamily dwelling units, and two live/work units, for a total of six multi-family attached units, within one building.

The proposed site plan aligns the building to frame both Taylor Street and 7th Avenue North. The proposed site plan includes porches or stoop for each unit/use as well as sidewalk connections create a pedestrian presence along the streetscape and would help to further advance the goals of the policy.

Vehicular access will be provided by a new drive aisle from the existing alley, along the southern property line. The SP also includes right-of-way dedication along both Taylor Street and the alley. Eleven parking spaces will be provided in the form of garage parking. The proposed SP does not provide enough total width for vehicles to enter the drive aisle and park in the proposed garages. The minimum width of the drive aisle and the garage parking area shall be a minimum of 42 feet (for 90 degree parking stalls); the proposed site plan only shows a total of 37 feet, which is inadequate. A fence is proposed along the southern property line as well as a screen wall along the north side to buffer the proposed area for trash and recycling receptacles.

Taylor Street and 7th Avenue North are local streets. This SP includes an eight foot sidewalk along Taylor Street, which is a wider sidewalk than the 5 foot sidewalk that the Major and Collector Street requires. The existing brick sidewalk along 7th Avenue North will remain. In addition, the SP is located in close proximity to existing transit routes that run along Rosa L. Parks Boulevard.

Architectural elevations have been included on the plan and shall be provided with the final site plan. The proposed residential units shall have a maximum height limitation of 40 feet measured to roofline. The applicant will have to return to the Metro Historic Zoning Commission for final



building elevation approvals. The plans have been submitted for review to Metropolitan Development and Housing Agency's (MDHA) Phillips Jackson Design Review Committee. The Committee has approved the concept plans.

The two live/work units are defined as a single unit consisting of a commercial space on the first floor and a residential component that is occupied by the proprietor of the commercial space above. The live/work unit may also serve as solely residential use. Examples of appropriate commercial uses include retail, office and personal care services.

ANALYSIS

The six multifamily residential units do not provide an adequate width for a drive aisle and parking stalls within the proposed garages. Without meeting the parking requirements for the proposed development, staff cannot recommend approval of this proposal. Staff recommends that the applicant revise the plan to provide code compliant parking on-site or submit documentation that the parking area is sufficient.

HISTORIC ZONING COMMISSION RECOMMENDATION

Approved with conditions

Staff recommends approval of the massing with the conditions that:

• 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; porches, balconies and awnings; appurtenances and utility locations; and the overall detailing of the proposal.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY Approved

FIRE MARSHAL 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 Approved

WATER SERVICES RECOMMENDATION

Approved

• Approved as Prelim SP. Applicant will need to pay required Capacity Fees before it can be approved as a Final SP.

TRAFFIC AND PARKING RECOMMENDATION No exception taken

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.



- Indicate the dedication and construction of ½ MPW standard ST-263. Will require a 2.5' ROW dedication.
- Dedicate ROW to the face of the proposed building (approx. 2.3') to facilitate an ADA compliant path of travel within the ROW.
- Indicate the installation of an ADA compliant ramp at the intersection of Taylor and 7th, if one does not currently existing.
- Skew the proposed solid waste container and recycling container to make accessible by and SU-30.
- Revise the plan to provide a minimum of 24' between the face of the building/ garages and the property line. This will provide an adequate space for turnaround per the Metro Zoning Code.
- The existing site appears to have a newer dumpster pad and container, what does this service and does it remain? Indicate on the plans.
- Indicate the installation of "no parking to corner" signs as per the Metro Code, apply to Metro Traffic and Parking Commission.
- Provide parking onsite to meet the code required parking with additional guest/ customer parking onsite.

Maximum Uses in Existing Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.18	-	4 U	39	3	5

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.18	-	6 U	40	4	4

Traffic changes between maximum: SP and SP

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

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-R district: <u>1</u> Elementary <u>1</u> Middle <u>1</u> High Projected student generation proposed SP-R district: <u>0</u> Elementary <u>0</u> Middle <u>0</u> High

Based on data from the Metro School Board last updated September 2014, the proposed SP permitting up to 6 multifamily residential dwelling units will not generate additional students from what is generated by the existing SP zoning district.



STAFF RECOMMENDATION

Staff recommends deferral to the June 25, 2015, Metro Planning Commission meeting or disapproval.

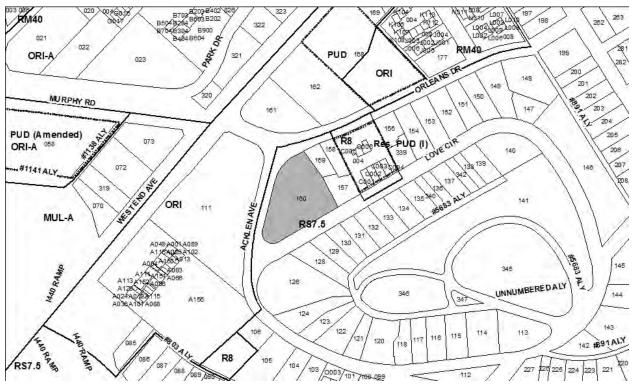
CONDITIONS

- 1. Uses within this SP shall be limited to a maximum of 4 multi-family residential units and 2 live/work units.
- 2. Live/work unit is defined as a single unit consisting of a commercial space on the first floor and a residential component that is occupied by the proprietor of the commercial space above. The live/work unit may also serve as solely residential use. Commercial uses include retail, office and personal care services only.
- 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. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
- 5. The preliminary SP plan approved by the metropolitan council is of such detail that the executive director of the planning department or his designee may waive the submittal of a final site plan.
- 6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
- 7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
- 8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE





2014SP-040-001 ACKLEN & LOVE Map 104-06, Parcel(s) 160 10, Green Hills - Midtown 18 (Burkley Allen)



Project No. 2014SP-040-001 **Project Name** Acklen & Love

Council District 18 – Allen **School District** 8 – Pierce

Requested by Dale & Associates, applicant; LVH, LLC, owner.

Staff Reviewer Sajid

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.

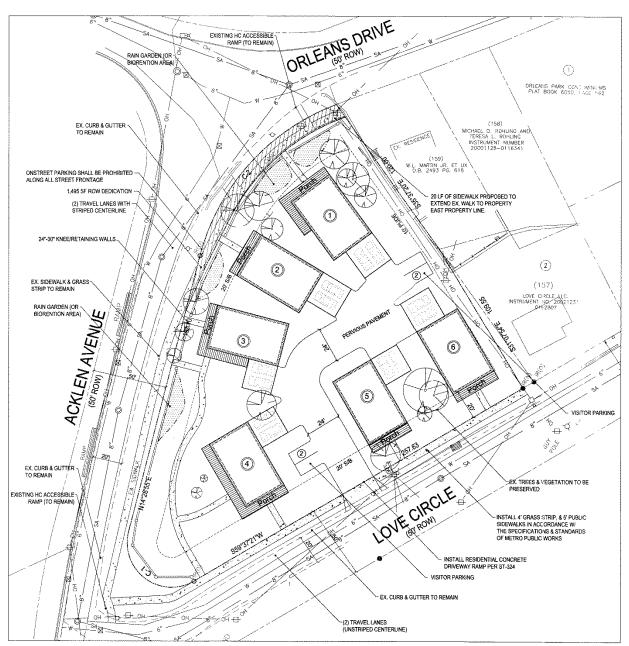
GREEN HILLS - MIDTOWN NASHVILLE COMMUNITY PLAN **Current Policy**

<u>Urban Neighborhood Maintenance (T4 NM)</u> 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.





Proposed Site Layout



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: $\underline{0}$ Elementary $\underline{0}$ Middle $\underline{0}$ High Projected student generation proposed SP-R district: $\underline{1}$ Elementary $\underline{1}$ Middle $\underline{1}$ 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.





2015SP-053-001 PENNINGTON AVENUE SP Map 072-11, Parcel(s) 211-215 05, East Nashville 07 (Anthony Davis)



Project No. 2015SP-053-001

Project Name Pennington Avenue SP

Council District 7- Davis **School District** 5 - Kim

Requested by Dale & Associates, Inc., applicant; D222, LLC & D224,

LLC, owners.

Staff Reviewer Milligan

Staff Recommendation Defer to the June 25, 2015 Planning Commission

APPLICANT REQUEST

Preliminary SP to permit up to 17 dwelling units.

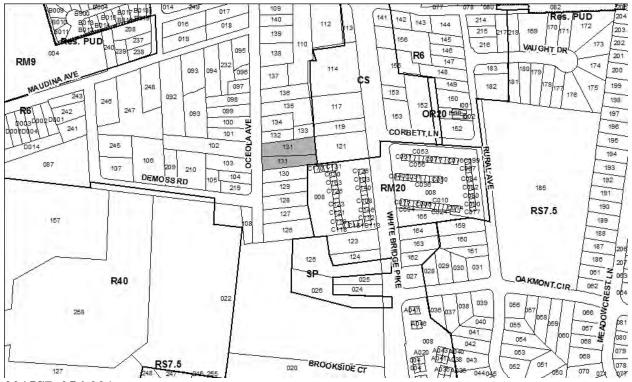
Preliminary SP

A request to rezone from R6 to SP-R zoning for property 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.

STAFF RECOMMENDATION

Staff recommends deferral to the June 25, 2015, Planning Commission meeting at the request of the applicant.





2015SP-056-001 OCEOLA PARK Map 103-02, Parcel(s) 131.01, 131 07, West Nashville 20 (Buddy Baker)



Item # 11

Project No. 2015SP-056-001
Project Name Oceola Park
Council District 20 - Baker
School District 9 - Frogge

Requested by Dale & Associates, Inc., applicant; 265 White Bridge Road,

LLC, Peters Property MGT, and Abbas Taherian, owners.

Staff Reviewer Milligan

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

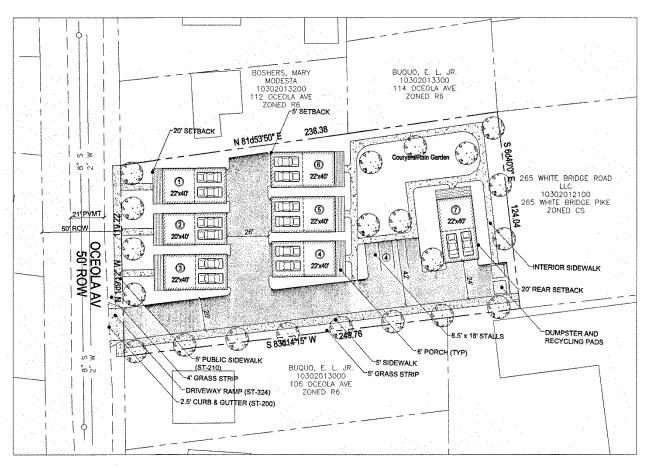
<u>Specific Plan-Residential (SP-R)</u> provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

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.





Proposed Site Plan



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: <u>0</u> Elementary <u>0</u> Middle <u>0</u> High Projected student generation proposed SP-R district: <u>1</u> Elementary <u>1</u> Middle <u>0</u> 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



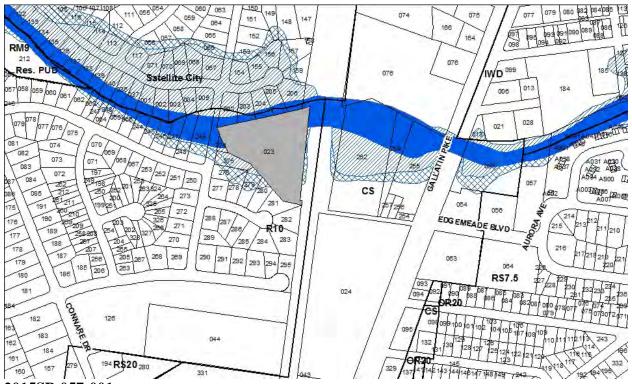
Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

6.	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 permi	its.



SEE NEXT PAGE





2015SP-057-001 1000 OLD DRY CREEK ROAD Map 034, Parcel(s) 023 04, Madison 10 (Doug Pardue)



Metro Planning Commission Meeting of 06/11/2015 $\,$ Item # 12

Project No. 2015SP-057-001

Project Name 1000 Old Dry Creek Road

Council District 10 – Pardue **School District** 3 – Speering

Requested by Dale & Associates, applicant; Mike Suggs and Joe Wall,

owners.

Staff Reviewer Sajid

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

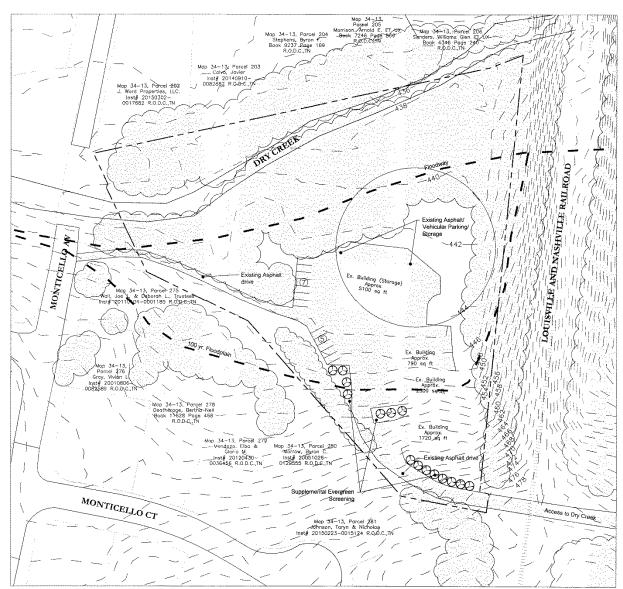
N/A

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.





Proposed Site Plan



<u>Conservation (CO)</u> 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 Edgemeade 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

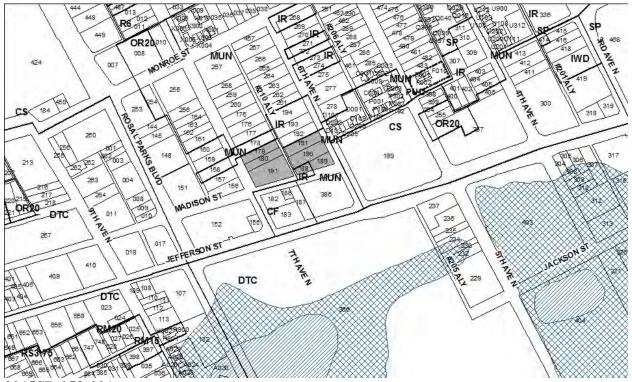
STAFF RECOMMENDATION

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.





2015SP-058-001

1200 7TH AVENUE NORTH

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

08, North Nashville

19 (Erica S. Gilmore)



Metro Planning Commission Meeting of 06/11/2015 $\boxed{\text{Item }\#\ 13}$

Project No. 2015SP-058-001 1200 7th Avenue N **Project Name**

19 - Gilmore **Council District School District** 1 - Gentry

Requested by Barge Cauthen & Associates, applicant; Centerstone

Community Mental Health Center and Dede Wallace

Center, owners.

Staff Reviewer Milligan

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

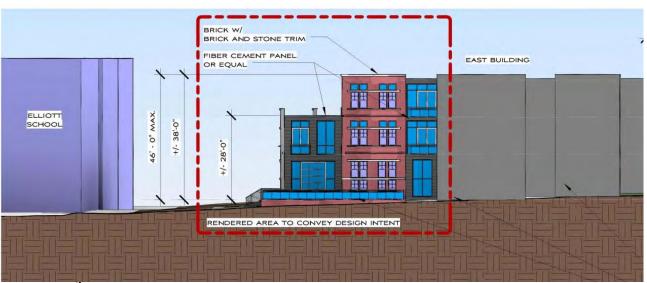
- Creates Walkable Neighborhoods
- Supports Infill Development

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





Proposed Site Plan



Proposed 6th Avenue N Elevation



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

<u>T4 Urban Mixed Use Neighborhood (T4 MU)</u> 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: <u>0</u> Elementary <u>0</u> Middle <u>0</u> High Projected student generation proposed SP-MU district: <u>0</u> Elementary <u>0</u> Middle <u>0</u> 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.

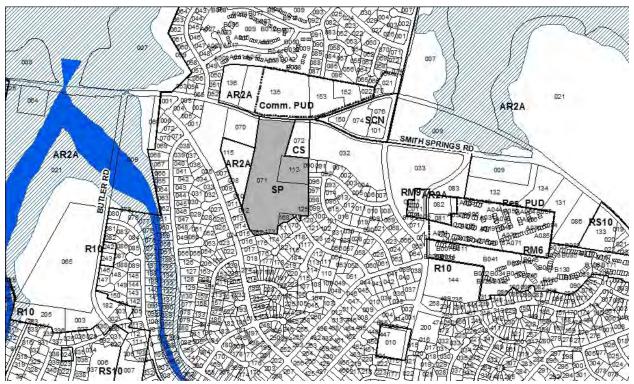
CONDITIONS

- 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.



SEE NEXT PAGE





2015SP-059-001

SMITH SPRINGS COMMUNITY CENTER

Map 136, Parcel(s) 071, 113

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

13, Antioch - Priest Lake

29 (Karen Y. Johnson)



Metro Planning Commission Meeting of 06/11/2015 $\,$ Item # 14

Project No. 2015SP-059-001

Smith Springs Community Center Project Name

Council District 29 - Johnson **School District** 7 - Pinkston

Requested by Barge Cauthen & Associates, applicant; Metro

Government, owner.

Staff Reviewer Milligan

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

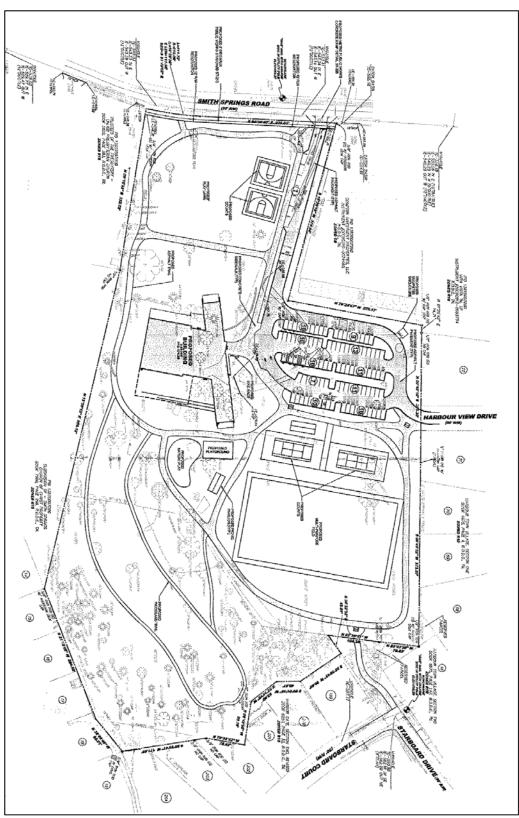
Specific Plan-Support/Public Benefit (SP-S) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes support and public 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 providing to connect to Smith Springs Road and sidewalks 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.





Proposed Site Plan



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*

<u>Conservation (CO)</u> 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: <u>58</u> Elementary <u>27</u> Middle <u>20</u> High Projected student generation proposed SP-S district: <u>0</u> Elementary <u>0</u> Middle <u>0</u> High

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

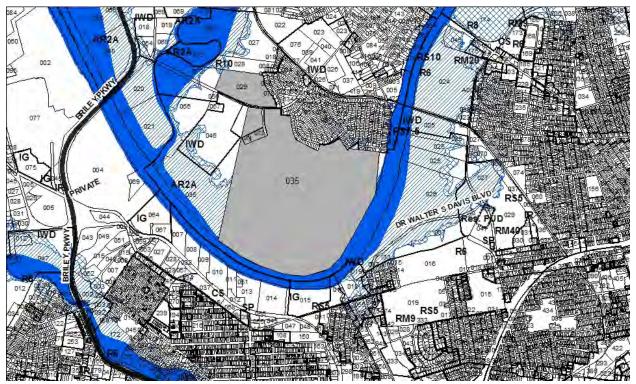
STAFF RECOMMENDATION

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.





2015SP-060-001 BORDEAUX SP

Map 080, Parcel(s) 029, 073-074, Part of Parcel 035 03, Bordeaux - Whites Creek

01 (Lonnell Matthews, Jr.)



Metro Planning Commission Meeting of 06/11/2015 Item #15a

Project No. 2015SP-060-001 **Bordeaux SP Project Name** 2015M-001OT-001 **Associated Case Council Bill** BL2015-1209 **Council District** 1 - Matthews **School District** 1 - Gentry

Requested by Metropolitan Development and Housing Agency (MDHA),

additional owner, applicant; Metro Government owner.

Staff Reviewer Thomas

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

APPLICANT REQUEST

Preliminary SP to permit mixed-use development.

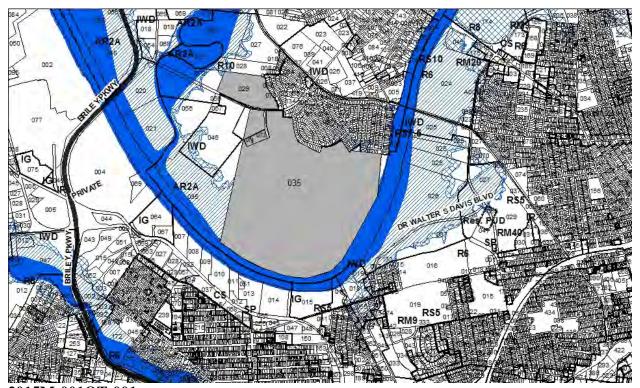
Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) and One and Two-Family Residential (R10) to Specific Plan Mixed-Use (SP-MU) zoning for properties located at County Hospital Road (unnumbered) and 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.

STAFF RECOMMENDATION

Staff recommends deferral to the June 25, 2015, Planning Commission meeting at the request of the applicant.





2015M-001OT-001

BORDEAUX REDEVELOPMENT DISTRICT

Map 080, Parcel(s) 029, 073-074, Part of Parcel 035

03, Bordeaux - Whites Creek

01 (Lonnell Matthews, Jr.)



Item #15b

Project No. 2015M-001OT-001

Project Name Bordeaux Redevelopment District

Associated Case 2015SP-060-001
Council District 1 - Matthews
School District 1 - Gentry

Requested by Metropolitan Development and Housing Agency (MDHA),

applicant; Metro Government, owner.

Staff Reviewer Thomas

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

APPLICANT REQUEST

Establish the Bordeaux Redevelopment District.

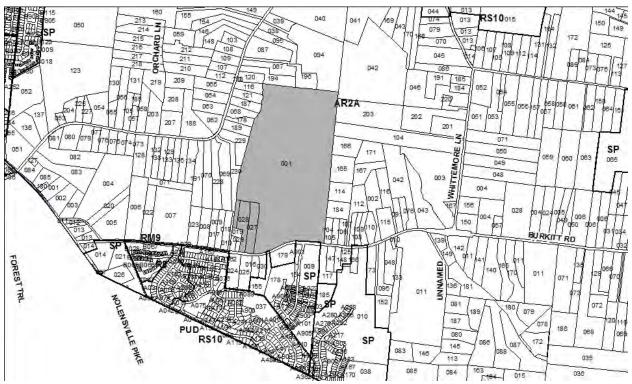
Redevelopment District

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.

STAFF RECOMMENDATION

Staff recommends deferral to the June 25, 2015, Planning Commission meeting at the request of the applicant.





2015SP-061-001 HILLSHIRE GROVE Map 186, Parcel(s) 027, 028, Part of Parcel 029 Map 187, Parcel(s) 001 12, Southeast

31 (Fabian Bedne)



Project No. **Specific Plan 2015SP-061-001**

Hillshire Grove **Project Name**

31 – Bedne **Council District School District** 2 – Brannon

Requested by Ragan-Smith & Associates; Timothy and Kimberly

Weddle, Gary Price, Jr. et ux., Starker Services, Inc, and

Stacy Carter et al, owners.

Staff Reviewer Swaggart

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

APPLICANT REQUEST

Preliminary SP to permit up to 277 single-family lots and 154 multi-family units.

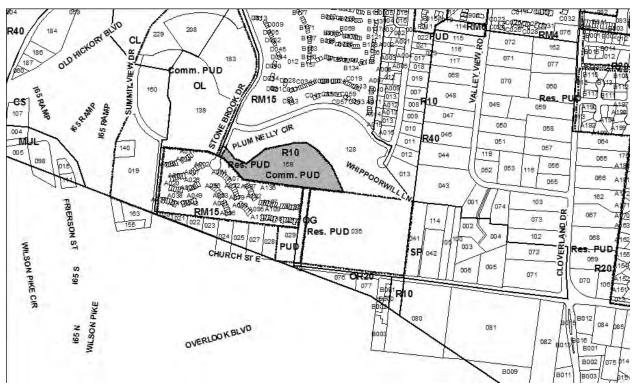
Preliminary SP

A request to rezone from Agricultural and Residential (AR2a) to Specific Plan – Mixed Residential (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.

STAFF RECOMMENDATION

Staff recommends deferral to the June 25, 2015, Planning Commission meeting as requested by the applicant.





2015SP-062-001 BRENTWOOD SKYLINE Map 171, Parcel(s) 159 12, Southeast 04 (Brady Banks)



Metro Planning Commission Meeting of 06/11/2015 | Item # 17a

& 17b

Project No. 2015SP-062-001 & 89P-032-002

Project Name Brentwood Skyline SP/Highlands of Brentwood

PUD Cancellation

4 – Banks **Council District School District** 8 – Pierce

Requested by Lukens Engineering Consultants, applicant; Mt View, LLC,

owner.

Staff Reviewer Sajid

Staff Recommendation Approve with conditions and disapprove without all

conditions for the SP and approve the PUD cancellation.

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

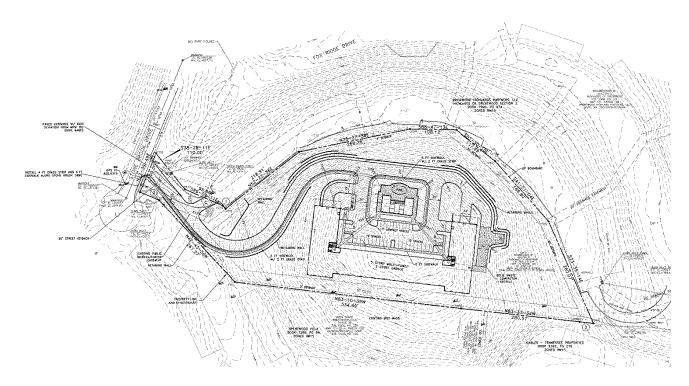
A request to cancel existing Highlands of Brentwood PUD for properties located at Stone Brook Drive (unnumbered), approximately 1,700 feet south of Old Hickory Boulevard, (6.56 acres).

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 Site Plan



Proposed Building Elevation



Proposed Zoning

<u>Specific Plan – Residential (SP-R)</u> 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

<u>Suburban Neighborhood Evolving (T3 NE)</u> 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.

<u>Conservation (CO)</u> 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.

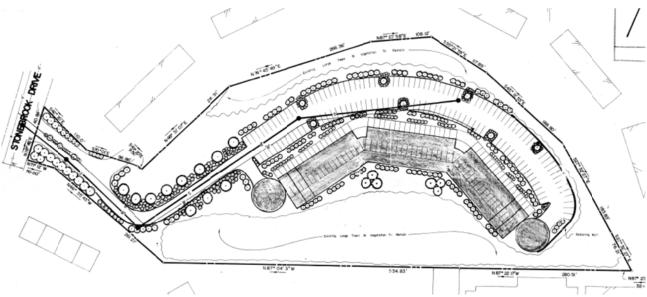
Growth and Preservation Concept Map

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.





89P-032-002 Currently Approved PUD Plan

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 feet 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: <u>0</u> Elementary <u>0</u> Middle <u>0</u> High Projected student generation proposed SP-R: <u>9</u> Elementary <u>4</u> Middle <u>3</u> 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.

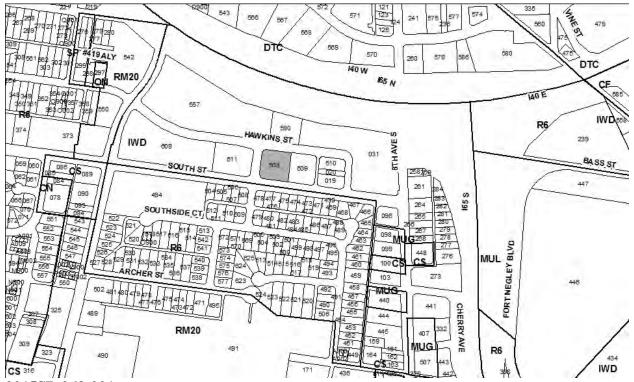
STAFF RECOMMENDATION

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.





2015SP-063-001 915 HAWKINS STREET SP Map 105-02, Parcel(s) 508 10, Green Hills - Midtown 19 (Erica S. Gilmore)



Metro Planning Commission Meeting of 06/11/2015 Item # $\overline{18}$

Project No. 2015SP-063-001

Project Name 915 Hawkins Street SP

Council District 19 – Gilmore **School District** 5 - Kim

Requested by Hastings Architecture Associates, LLC, applicant for

Jeffrey W. Buntin, owner.

Staff Reviewer Swaggart

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

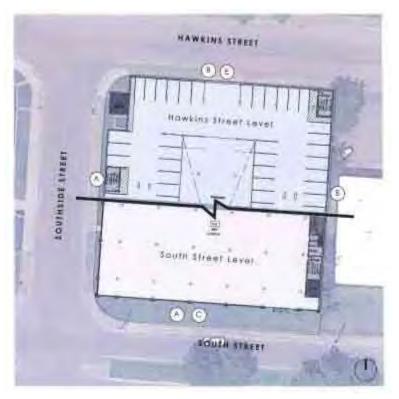
Existing Policy

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





Proposed Site Plan



Elevations



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.





2015SP-065-001

SCOVEL HOMES DEVELOPMENT PHASE 1

Map 081-15, Parcel(s) 471-472

08, North Nashville

21 (Edith Taylor Langster)



Metro Planning Commission Meeting of 06/11/2015 $\,$ Item # 19

Project No. Zone Change 2015SP-065-001

Project Name Scovel Homes Development Phase 1

Council District 21 - Langster **School District** 9 - Frogge

Requested by Scovel Homes Development, LLC, applicant and owner.

Staff Reviewer Birkeland

Staff Recommendation Approve with conditions and disapprove without all

conditions.

APPLICANT REQUEST

Zone change to permit eight detached residential units.

Preliminary SP

A request to rezone from Single-Family Residential District (RS5) to Specific Plan-Residential (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 detached residential units.

Existing Zoning

Single-Family Residential District (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 3 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 detached residential buildings.

CRITICAL PLANNING GOALS

- Provides a Range of Housing Choices
- Supports infill development

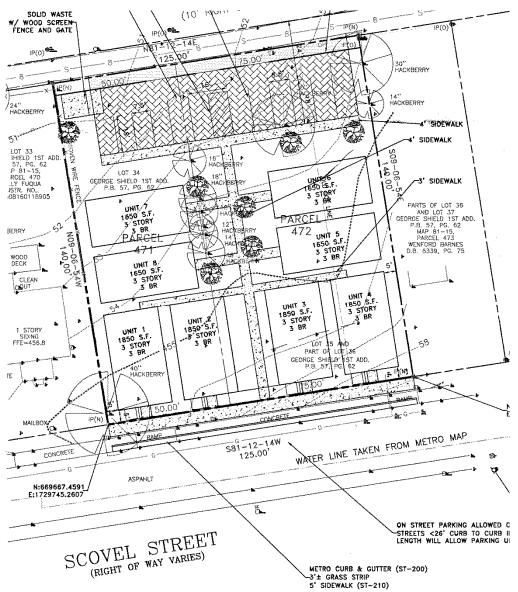
The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. The request provides additional housing opportunities in the area. Housing options are important to serve a wide range of people with different housing needs. An existing sidewalk along Scovel Street will remain and continue to provide safe pedestrian access to other areas.

NORTH 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.





Proposed Site Plan



Growth and Preservation Concept Map

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

Consistent with Policy?

Yes. The policy supports the proposed detached residential units through form and interaction with the public realm. The SP will provide compatible housing in a strategic location within North Nashville. The Neighborhood Evolving Policy also encourages improved alley access, which already exists along the rear of the property.

PLAN DETAILS

The site consists of two vacant residential parcels located at 1818 and 1818B Scovel Street in North Nashville. The proposed SP includes eight detached dwelling units; four units will have frontage along Scovel Street and four units will have frontage along the proposed courtyard in the middle of the site.

The existing alley, along the rear of the property, will be improved to public alley standards and will provide vehicular access to the proposed dwelling units. Surface parking for 12 vehicles has been provided on-site, off the alley. On street parking is currently allowed on Scovel Street; curb length allows up to five additional vehicles to park adjacent to the site. The SP meets the Metro Zoning Code parking requirements.

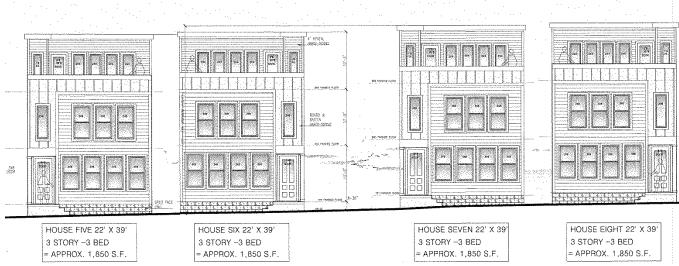
Scovel Street is identified as a local street. An existing five foot sidewalk and foot planting strip is already installed along Scovel. Each residential unit will have a connection to this sidewalk. Additionally, interior sidewalks are proposed to provide a pedestrian connection to the courtyard and the on-site parking area. All proposed sidewalks are required to be a minimum of five feet. The applicant has proposed some landscaping within the SP. Staff recommends a type "A" landscape buffer yard be installed along the eastern and western property lines.

The applicant has provided proposed architectural elevations. Architectural standards have also been included on the plan. Elevations shall be provided with the final site plan. The proposed residential units shall have a maximum height limitation of three stories within 35 feet, measured to roofline.

ANALYSIS

The SP is consistent with the T4 Neighborhood Evolving policy and meets two critical planning goals. The eight detached residential units will provide a development within North Nashville that needs additional housing.





Proposed Elevations



FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

• As the unit count listed on our latest availability study (8 units) matches these SP plans, we recommend approval. Public sewer 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.

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

• Provide parking per metro code.

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.
- ROW is to be dedicated prior to building permit signoff by MPW.
- Coordinate stormwater outfall with MPW and Metro Stormwater. Point source discharge into public ROW is not permitted.

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)	0.4	8.71 D	3 U	29	3	4

Maximum Uses in Proposed Zoning District: SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.4	-	8 U	60	6	7

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
-	-	-	+ 5 U	+31	+3	+3



METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: $\underline{0}$ Elementary $\underline{0}$ Middle $\underline{0}$ High Projected student generation proposed SP-R district: $\underline{1}$ Elementary $\underline{1}$ Middle $\underline{1}$ High

The proposed SP-R zoning district could generate 3 more students than what is typically generated under the existing RS5 zoning district. Students would attend Churchwell 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 elementary and middle school students. There is capacity within the 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. The proposed SP is consistent with T4 Neighborhood Evolving policy.

CONDITIONS

- 1. Uses within this SP shall be limited to a maximum of 8 detached residential units.
- 2. Install a type "A" landscape buffer along the eastern and western property lines.
- 3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
- 4. The final site plan shall include architectural elevations showing raised foundations of 18-36" for residential buildings.
- 5. The dumpster and recycling area shall be screened by a six foot opaque fence.
- 6. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street and courtyard facing facades shall be provided with the final site plan. The following standards shall be met:
 - a. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except in dormers.
 - c. EIFS and vinyl siding shall be prohibited.
- 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. 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.
- 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.



SEE NEXT PAGE





SCOVEL HOMES DEVELOPMENT PHASE 2

Map 081-15, Parcel(s) 468-469

08, North Nashville

21 (Edith Taylor Langster)



Metro Planning Commission Meeting of 06/11/2015 Item # 20

Project No. Zone Change 2015SP-066-001

Project Name Scovel Homes Development Phase 2

Council District 21 - Langster **School District** 9 - Frogge

Requested by Scovel Homes Development, LLC and Harold Love, Jr. et

ux, owners.

Staff Reviewer Birkeland

Staff Recommendation Approve with conditions and disapprove without all

conditions.

APPLICANT REQUEST

Zone change to permit twelve residential units.

Preliminary SP

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

Existing Zoning

Single-Family Residential District (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 3 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 attached residential buildings.

CRITICAL PLANNING GOALS

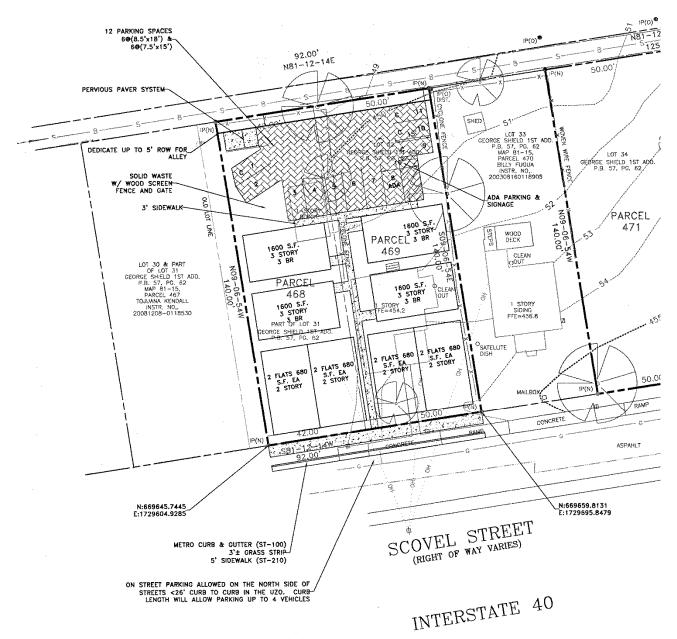
- Provides a Range of Housing Choices
- Supports infill development

The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. The request provides additional housing opportunities in the area. Housing options are important to serve a wide range of people with different housing needs. An existing sidewalk along Scovel Street will remain and continue to provide safe pedestrian access to other areas.

NORTH NASHVILLE COMMUNITY PLAN **Current Policy**

<u>T4 Urban Neighborhood Maintenance (T4 NM)</u> 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





Proposed Site Plan



public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

Growth and Preservation Concept Map

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

Consistent with Policy?

Yes. The policy supports the proposed detached residential units through form and interaction with the public realm. The SP will provide a broad range of housing types in a strategic location within North Nashville. The Neighborhood Evolving Policy also encourages improved alley access, which already exists along the rear of the property.

PLAN DETAILS

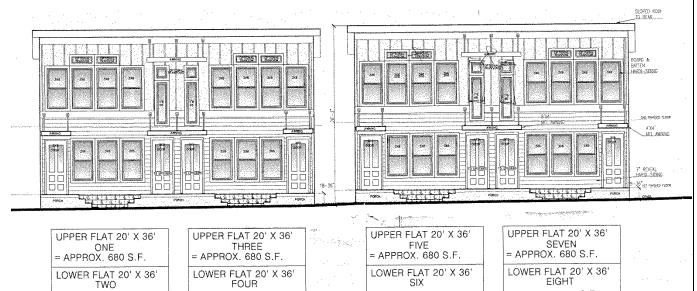
The site consists of two residential parcels located at 1822 and 1824 Scovel Street in North Nashville. The proposed SP includes eight attached multifamily units, within two buildings and four detached residential units behind the multifamily units, for a total of 12 units. The multifamily units will have frontage along Scovel Street. The detached units will have frontage along a newly created courtyard in the middle of the property.

The existing alley, along the rear of the property, will be improved to public alley standards and will provide vehicular access to the proposed dwelling units. Surface parking for 12 vehicles has been provided along the rear of the site, off the alley. On-street parking is currently allowed along Scovel Street; the curb length in front of the proposed site allows on-street parking for up to four vehicles.

Scovel Street is identified as a local street. An existing five foot sidewalk and foot planting strip is already installed along Scovel Street. Each residential unit will have a connection to this sidewalk. Additionally, interior sidewalks are proposed to provide a pedestrian connection to the courtyard and the on-site parking area. All proposed sidewalks are required to be a minimum of five feet. The applicant has proposed some landscaping within the SP. Staff recommends a type "A" landscape buffer yard be installed along the eastern and western property lines.

Architectural standards have been included on the plan and shall be provided with the final site plan. Staff recommends removal of the northern most awnings on both buildings. Staff also recommends that the remaining awnings have a residential style to keep with the residential feel along the street. All window transoms proposed on the building shall be required, not optional. The proposed residential units shall have a maximum height limitation of three stories within 35 feet, measured to roofline.





= APPROX. 680 S.F.

= APPROX. 680 S.F.

Proposed Elevations

= APPROX. 680 S.F.

= APPROX. 680 S.F.



ANALYSIS

The SP is consistent with the T4 Neighborhood Evolving policy and meets two critical planning goals. The residential units will provide a development within North Nashville that needs additional housing.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

• As the unit count listed on our latest availability study (8 multi-family and 4 SFH units) matches these SP plans, we recommend approval. Public sewer 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.

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

• Provide parking per Metro code.

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.
- ROW is to be dedicated prior to building permit signoff by MPW.
- Coordinate stormwater outfall with MPW and Metro Stormwater. Point source discharge into public ROW is not permitted.

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)	0.296	8.71 D	2 U	20	2	3

Maximum Uses in Proposed Zoning District: SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.296	-	12 U	102	10	11



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
-	-	-	+ 10 U	+82	+8	+8

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: <u>0</u> Elementary <u>0</u> Middle <u>0</u> High Projected student generation proposed SP-R district: <u>1</u> Elementary <u>1</u> Middle <u>1</u> High

The proposed SP-R zoning district could generate 3 more students than what is typically generated under the existing RS5 zoning district. Students would attend Churchwell 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 elementary and middle school students. There is capacity within the 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. The proposed SP is consistent with the T4 Neighborhood Evolving policy of the North Nashville Community Plan.

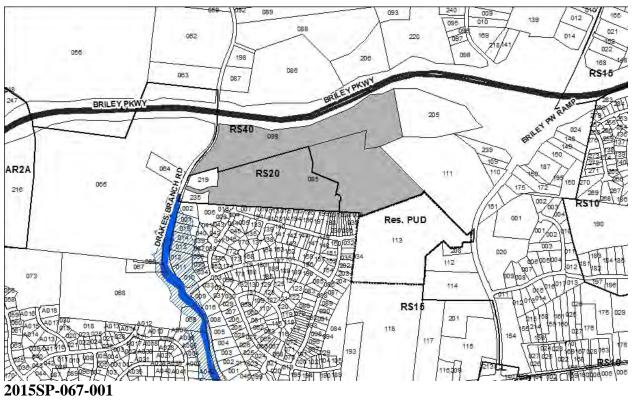
CONDITIONS

- 1. Uses within this SP shall be limited to a maximum of 12 residential units.
- 2. Install a type "A" landscape buffer along the eastern and western property lines.
- 3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
- 4. The final site plan shall include architectural elevations showing raised foundations of 18-36" for residential buildings.
- 5. The dumpster and recycling area shall be screened by a six foot opaque fence.
- 6. Remove northern most awnings on multifamily buildings.
- 7. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. All window transoms shown on the plan shall not be optional. Building elevations for all street and courtyard facing facades shall be provided with the final site plan. The following standards shall be met:
 - a. Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except in dormers.
 - c. EIFS and vinyl siding shall be prohibited.
- 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. 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. 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.



plan. Coun elimi enact 11. The r	Modifications sacil that increase nate specific coding ordinance, or requirements of	all be consistent shall not be permeted de the permitted de nditions or requer add vehicular the Metro Fire I protection must	nitted, except the lensity or floor irements contain access points remarks office.	arough an ordinarea, add uses a lined in the planare currently proper for emergence	ance approved not otherwise po as adopted thro esent or approv- y vehicle acces	ermitted, ough this ed. s and adequate	





THE CROSSING AT DRAKES BRANCH

Map 058, Parcel(s) 085, 099

03, Bordeaux - Whites Creek

01 (Lonnell Matthews, Jr.)



Metro Planning Commission Meeting of 06/11/2015 [Item~#~21]

Project No. 2015SP-067-001

The Crossing at Drake's Branch **Project Name**

Council District 1 - Matthews **School District** 1 - Gentry

Requested by Dewey-Estes Engineering, applicant; Drakes Branch

Development, LLC, owner.

Staff Reviewer Thomas

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

APPLICANT REQUEST

Preliminary SP to permit up to 109 residential units.

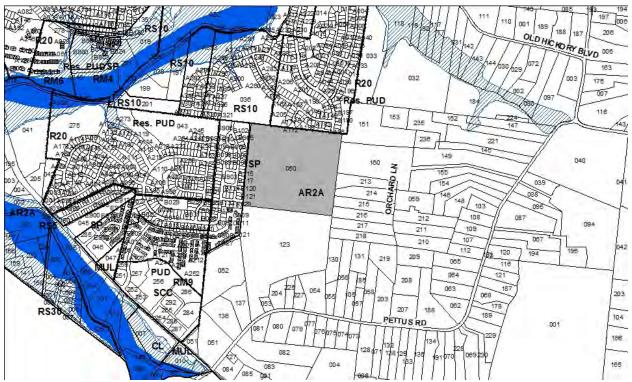
Preliminary SP

A request to rezone from Single-Family Residential (RS20 and RS40) to Specific Plan-Residential (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.

STAFF RECOMMENDATION

Staff recommends deferral to the June 25, 2015, Planning Commission meeting at the request of the applicant.





2015SP-068-001 BRINKLEY PROPERTY SP Map 181, Parcel(s) 050 12, Southeast 31 (Fabian Bedne)



Metro Planning Commission Meeting of 06/11/2015 Item # 22

Project No. **Specific Plan 2015SP-068-001**

Brinkley Property SP Project Name

Council District 31 – Bedne **School District** 2 – Brannon

Requested by Civil Site Design Group, PLLC, applicant; Marjorie

Sewell, Trustee, owner.

Staff Reviewer Swaggart

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.

<u>Conservation (CO)</u> 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 polices. 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 incudes 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 facade.
- 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: <u>5</u> Elementary <u>4</u> Middle <u>3</u> High Projected student generation proposed SP-R district: <u>17</u> Elementary <u>14</u> Middle <u>12</u> 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.



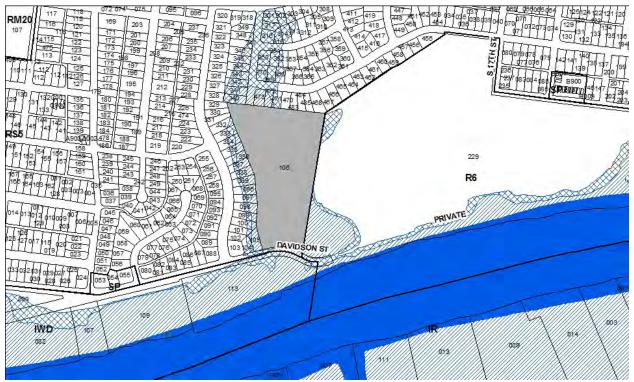
CONDITIONS

- 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 front yard, but must be from the side yard as practically possible.
- 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.



SEE NEXT PAGE





2015SP-069-001 SHELBY WOODS SP Map 094-05, Parcel(s) 106 05, East Nashville 06 (Peter Westerholm)



Metro Planning Commission Meeting of 06/11/2015 $\,$ Item # 23

Project No. 2015SP-069-001 **Project Name Shelby Woods SP**

Council District 6 - Westerholm

School District 5 - Kim

Requested by Smith Gee Studio, applicant; Upside LLC, owner.

Staff Reviewer Milligan

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.





Proposed Site Plan



EAST NASHVILLE COMMUNITY PLAN Current Policy

<u>T4 Urban Neighborhood Maintenance (T4 NM)</u> 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.

<u>Conservation (CO)</u> 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

<u>T4 Urban Neighborhood Maintenance (T4 NM)</u> 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.

<u>Conservation (CO)</u> 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 indicted 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: <u>1</u> Elementary <u>1</u> Middle <u>1</u> High Projected student generation proposed SP-MR district: <u>13</u> Elementary <u>6</u> Middle <u>5</u> 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.

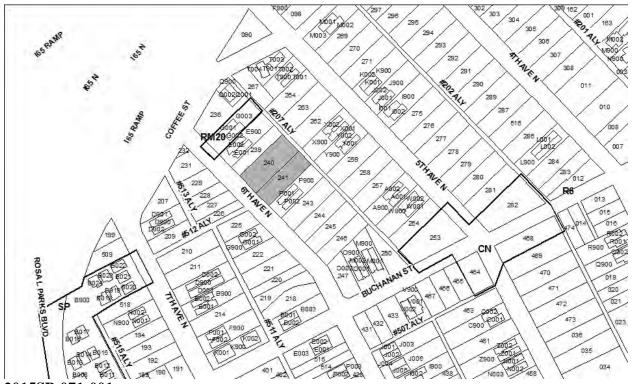


- 16. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
- 17. Minor modifications to the preliminary SP plan may be approved by the Planning Commission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



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2015SP-071-001 RUE SIX COTTAGES Map 081-08, Parcel(s) 240-241 08, North Nashville 19 (Erica S. Gilmore)



Project No. 2015SP-071-001 **Rue Six Cottages Project Name**

19 – Gilmore **Council District School District** 1 – Gentry

Civil Site Design Group, applicant; Richard W. and Marci Requested by

Shaffer, Jr., Eljay Enterprises, LLC, owners.

Staff Reviewer Sajid

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

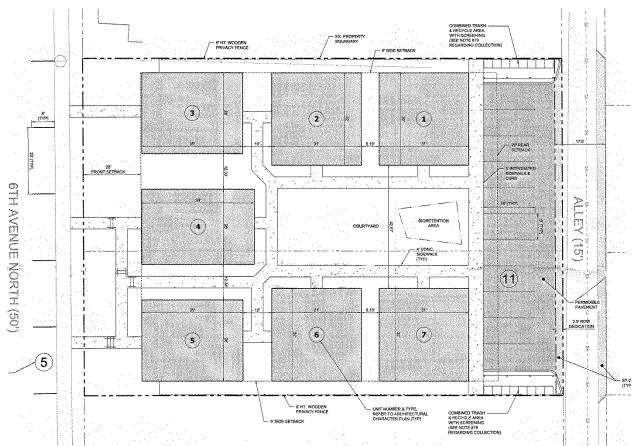
The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. In addition, the site is served by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





Proposed Site Plan



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

	nd Use Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Resi	-Family dential 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: $\underline{\mathbf{1}}$ Elementary $\underline{\mathbf{0}}$ Middle $\underline{\mathbf{0}}$ High Projected student generation proposed SP-R district: $\underline{\mathbf{0}}$ Elementary $\underline{\mathbf{0}}$ Middle $\underline{\mathbf{0}}$ 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.

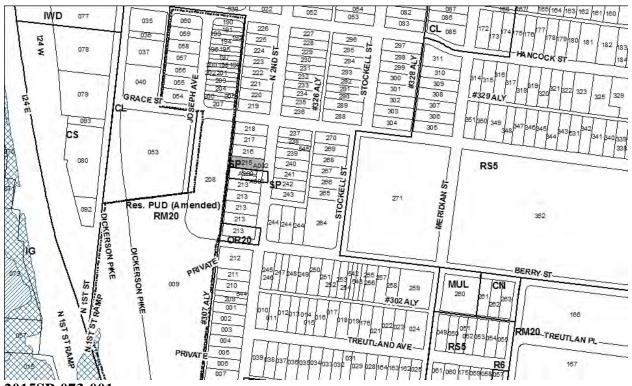
STAFF RECOMMENDATION

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.





2015SP-073-001614 N 2ND STREET
Map 082-07, Parcel(s) 215
05, East Nashville
05 (Scott Davis)



Metro Planning Commission Meeting of 06/11/2015 $\,$ Item # 25

Project No. 2015SP-073-001 614 N 2nd Street **Project Name**

5 - Davis **Council District School District** 5 - Kim

Requested by Kenneth D. Davis, applicant and owner.

Staff Reviewer Milligan

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

<u>Specific Plan – Residential (SP-R)</u> 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 (DNDP)

<u>Subdistrict 1</u> 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 DNDP 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: <u>0</u> Elementary <u>0</u> Middle <u>0</u> High Projected student generation proposed SP-R district: <u>1</u> Elementary <u>1</u> Middle <u>0</u> 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.

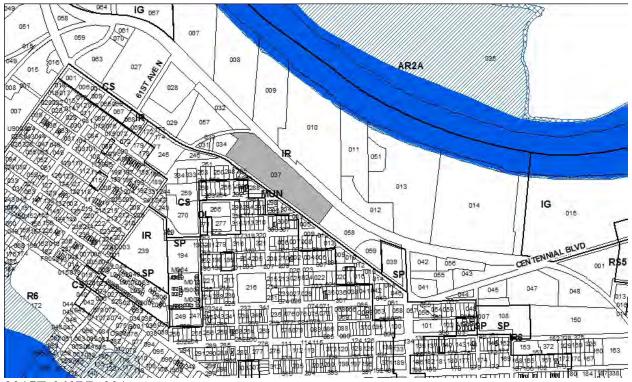


- 7. No structure shall be more than two stories and shall be limited to a maximum of 29 feet at the front setback line and an overall maximum height of 45 feet.
- 8. Vehicular access shall be from the alley only and no driveways shall be permitted onto North 2nd Street.
- 9. The Preliminary SP plan 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.



SEE NEXT PAGE





2015Z-040PR-001Map 091, Parcel(s) 037
07, West Nashville
20 (Buddy Baker)



Metro Planning Commission Meeting of 06/11/2015 $\,$ Item # 26

Project No. **Zone Change 2015Z-040PR-001** 5400 Centennial Boulevard **Project Name**

Council District 20- Baker **School District** 01- Gentry

Craighead Development, applicant; Brucewood Partners, Requested by

owner.

Staff Reviewer Deus **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



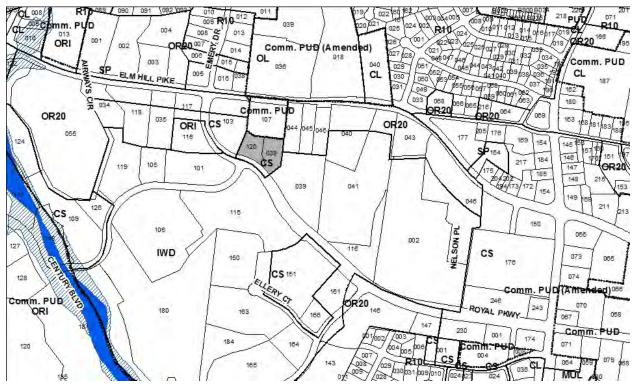
METRO SCHOOL BOARD REPORT

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.





2015Z-043PR-001Map 095, Parcel(s) 038, 120
14, Donelson - Hermitage
15 (Phil Claiborne)



Metro Planning Commission Meeting of 06/11/2015 Item # 27

Project No. Zone Change 2015Z-043PR--001

Council District 15-Claiborne **School District** 4-Shepherd

Requested by NNP Royal 2 Partnership, applicant and owner.

Staff Reviewer Thomas **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.

<u>Conservation (CO)</u> 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

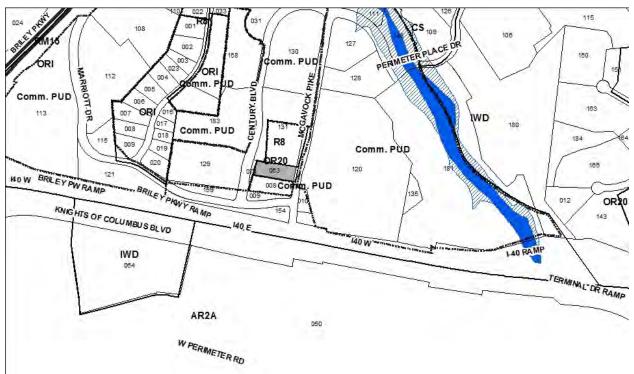
STAFF RECOMMENDATION

Staff recommends approval.



SEE NEXT PAGE





2015Z-045PR-001 Map 107, Parcel(s) 063 14, Donelson - Hermitage 15 (Phil Claiborne)



Metro Planning Commission Meeting of 06/11/2015 $\overline{Item \# 28a}$

Project No. **Zone Change 2015Z-045PR-001**

Associated Case No. PUD Cancelation 96P-019-001

15 – Claiborne **Council District School District** 4 – Shepherd

Requested by Development Management Group, LLC, applicant for

Robert Thomas Ligon, Sr. owner.

Staff Reviewer Swaggart **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.

<u>Conservation (CO)</u> 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 RECOMMENDAITON N/A

PUBLIC WORKS RECOMMENDATION N/A

TRAFFIC AND PARKING RECOMMENDAITON

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

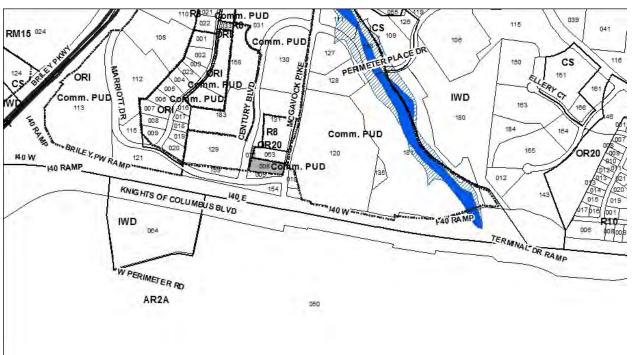
WATER SERVICES RECOMMENDATION N/A



STAFF RECOMMENDATION

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





96P-019-001

CENTURY CITY (CANCELLATION) Map 107, Parcel(s) 008, 071 14, Donelson - Hermitage 15 (Phil Claiborne)



Metro Planning Commission Meeting of 06/11/2015 Item~#~28b

Planned Unit Development 96P-019-001 Project No.

Century City PUD (Cancelation) Project Name Zone Change 2015Z-045PR-001 Associated Case No.

Council District 15 – Claiborne **School District** 4 – Shepherd

Development Management Group, LLC, applicant for Requested by

Robert Thomas Ligon, Sr. owner.

Staff Reviewer Swaggart **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,

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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.

<u>Conservation (CO)</u> 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

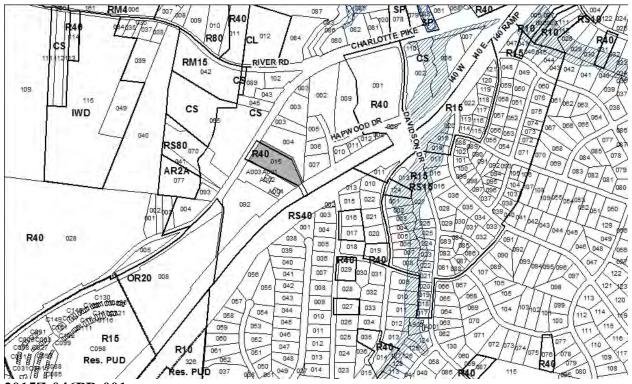


WATER SERVICES Approved

STAFF RECOMMENDATION

Staff recommends approval.





2015Z-046PR-001Map 102-13, Parcel(s) 015
06, Bellevue
22 (Sheri Weiner)



Metro Planning Commission Meeting of 06/11/2015 Item # 29

Project No. **Zone Change 2015Z-046PR-001**

Council District 22 – Weiner 9 – Frogge **School District**

Requested by Dewey-Estes Engineering, applicant; Immanuel Church of

the Nazarene Trustees, owner.

Staff Reviewer Sajid **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: $\underline{1}$ Elementary $\underline{0}$ Middle $\underline{0}$ High Projected student generation proposed MUL district: $\underline{12}$ Elementary $\underline{8}$ Middle $\underline{6}$ 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.



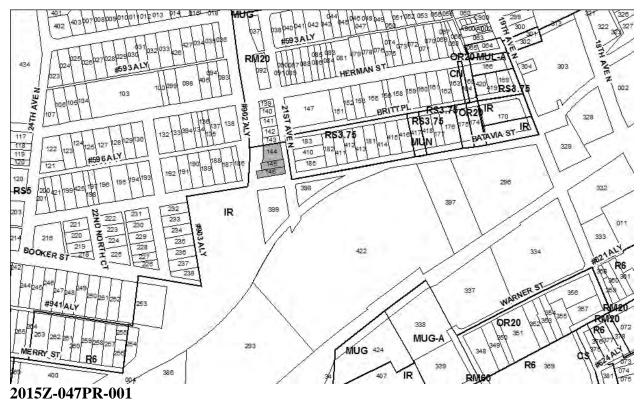
Fiscal Liability

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.





Map 092-07, Parcel(s) 144-146 08, North Nashville 21 (Edith Taylor Langster)



Metro Planning Commission Meeting of 06/11/2015 $\,$ Item # 30

Project No. **Zone Change 2015Z-047PR-001**

Council District 21 – Langster 5 – Kim **School District**

21st Ave North Homes, applicant; Felicia Pratt and Myles Requested by

Owens III, owners.

Staff Reviewer Sajid **Staff Recommendation** Approve.

APPLICANT REQUEST

Zone change from IR to RM20-A.

Zone Change

A request to rezone from Industrial Restrictive (IR) to Multi-Family Residential (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).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

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

The proposed RM20-A promotes walkable neighborhoods by incorporating building placement and design elements to create a streetscape that enhances the pedestrian experience. RM20-A also would expand the range of housing choices in the area by permitting mixed use and encourage compact building design by allowing more flexibility to build up rather than out. Existing infrastructure is available at the subject property, which supports infill development. In addition, the site is served by an existing transit route that runs along 21st Avenue North near Herman Street which will be supported by the additional density that is permitted by RM20-A.

NORTH NASHVILLE COMMUNITY PLAN **Current Policy**

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



character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

Growth and Preservation Concept Map

No change proposed.

Consistent with Policy?

Yes, the proposed RM20-A zoning district is consistent with the existing Urban Neighborhood Maintenance policy in this location, which encourages preserving the general character of the neighborhood. The surrounding area is characterized by a mixture of land uses that includes single-family and multi-family residential, and the subject properties are immediately adjacent to RM20 to the north. In addition, RM20-A includes design standards that further the goals of the policy.

PUBLIC WORKS RECOMMENDATION

Conditional if approved

• Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: IR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.29	0.6 F	7,579 SF	27	3	3

Maximum Uses in Proposed Zoning District: RM20-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.29	20 D	5 U	34	3	4

Traffic changes between maximum: IR and RM20-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+7	-	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing IR district: $\underline{0}$ Elementary $\underline{0}$ Middle $\underline{0}$ High Projected student generation proposed RM20-A district: $\underline{1}$ Elementary $\underline{1}$ Middle $\underline{1}$ High

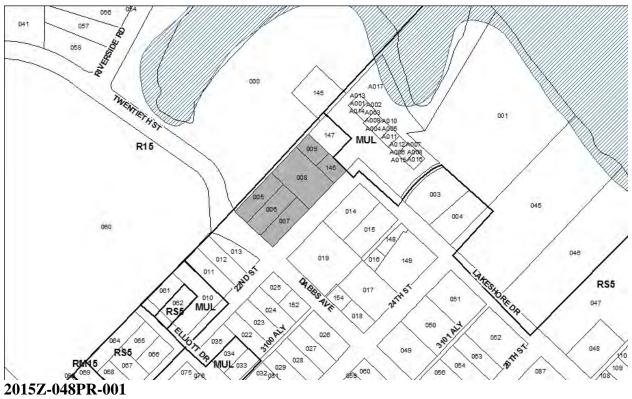
The proposed RM20-A district would generate three more students than what is typically generated under the existing IR zoning district. Students would attend Park Avenue Elementary School, McKissack Middle School, and Pearl-Cohn High School. Pearl-Cohn High School has been identified as over capacity. There is capacity within adjacent clusters for additional high school students. This information is based upon data from the school board last updated October 2014.



STAFF RECOMMENDATION

Staff recommends	approval of the zon	e change as the	request is c	onsistent with	both the la	and use	policy
and special policy	and supports four c	ritical planning	goals.				





Map 053-08, Parcel(s) 005-009, 146

14, Donelson - Hermitage

11 (Larry Hagar)



Metro Planning Commission Meeting of 06/11/2015 | Item # 31

Project No. **Zone Change 2015Z-048PR-001**

Council District 11 – Hagar 4 - Shepherd **School District**

Requested by The Marchetti Co., applicant; Lucca Properties, LLC,

owner.

Staff Reviewer Birkeland **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: <u>1</u> Elementary <u>1</u> Middle <u>1</u> High Projected student generation proposed MUL district: <u>3</u> Elementary <u>2</u> Middle <u>1</u> 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

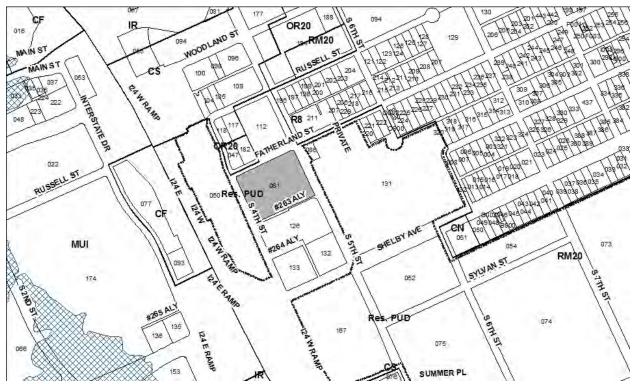


within an adjacent cluster for high school students. This information is based upon data from the school board last updated October 2014.

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.





2015Z-049PR-001Map 093-03, Parcel(s) 081
05, East Nashville
06 (Peter Westerholm)



Project No. Zone Change 2015Z-049PR--001

Council District 6-Westerholm

School District 5-Kim

Requested by Smith Gee Studio, applicant; 400 Fatherland, LLC, owner.

Staff Reviewer Thomas **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: <u>7</u> Elementary <u>3</u> Middle <u>2</u> High Projected student generation proposed MUI-A district: <u>3</u> Elementary <u>2</u> Middle <u>5</u> High

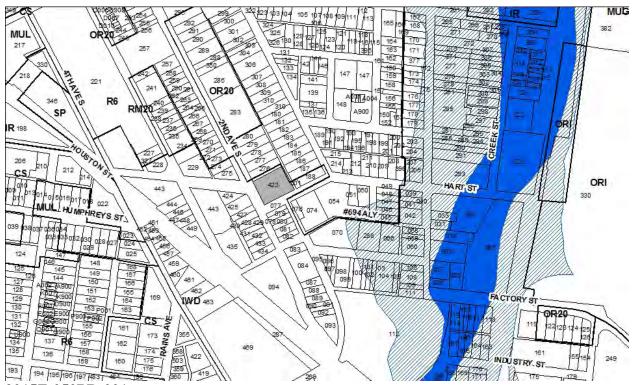
The proposed student generation numbers were calculated using the urban infill factor. Students would attend Warner Elementary School, Bailey Middle School, and Stratford High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based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



STAFF RECOMMENDATION

Staff recommends approval.





2015Z-050PR-001Map 105-07, Parcel(s) 423
11, South Nashville

17 (Sandra Moore)



Metro Planning Commission Meeting of 06/11/2015 Item # $\overline{33}$

Project No. **Zone Change 2015Z-050PR-001**

Council District 17 – Moore 5 - Kim**School District**

Requested by Dowd Development, applicant; Redline Properties, LLC,

owner.

Staff Reviewer Swaggart **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.

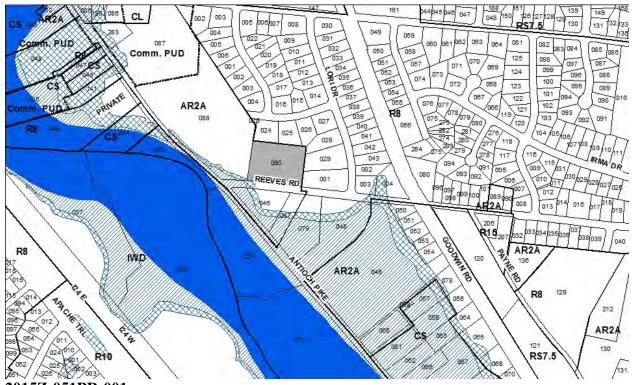
STAFF RECOMMENDATION

Staff recommends approval as the proposed MUL-A zoning district is consistent with the policy.



SEE NEXT PAGE





2015Z-051PR-001Map 148, Parcel(s) 090
13, Antioch - Priest Lake
28 (Duane A. Dominy)



Metro Planning Commission Meeting of 06/11/2015 | Item # 34

Project No. **Zone Change 2015Z-051PR-001**

Council District 28- Dominy 06- Hunter **School District**

Requested by Nashville Civil, LLC, applicant; Mark Proctor and William

David, owners.

Staff Reviewer Deus **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 $\underline{1}$ Elementary $\underline{0}$ Middle $\underline{0}$ High Projected student generation proposed R8 district $\underline{4}$ Elementary $\underline{3}$ Middle $\underline{2}$ 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.

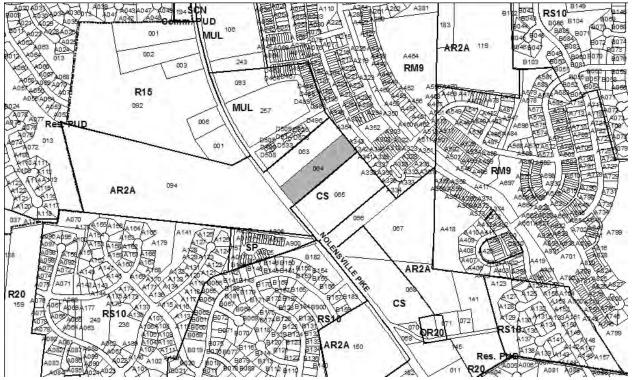
The fiscal liability for 4 new elementary school students is \$86,000 (4 X \$21,500) and \$72,000 for 2 new high school students (2 X \$36,000). This data is for informational purposes only and is not a condition of approval. The information is based upon data from the school last updated October 2014.



STAFF RECOMMENDATION

Staff recommends approval.





2015Z-052PR-001

Map 173, Parcel(s) 064

12, Southeast

31 (Fabian Bedne)



Metro Planning Commission Meeting of 06/11/2015 Item # 35

Project No. **Zone Change 2015Z-052PR-001**

Council District 31- Bedne **School District** 02- Brannon

Requested by Perfect Smile Orthodontics, applicant; Grover R. Dunn, et

ux. owner.

Staff Reviewer Deus **Staff Recommendation** Approve.

APPLICANT REQUEST

Request to rezone from AR2a to MUL-A.

Zone Change

A request to rezone property from Agricultural/Residential (AR2a) to Mixed Use Limited-A (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).

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

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

SOUTHEAST 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.

Growth and Preservation Concept Map

No changes are proposed.

Consistent with Policy?

Yes. This rezoning is consistent with the existing policy and the Growth and Preservation Concept Map. The MUL-A district is an appropriate zoning under the T4 Community Center 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)	3.33	0.50 D	1 U	10	1	2

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)	3.33	1.0 F	145,054 SF	8649	192	817

Traffic changes between maximum: AR2a and MUL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+8,639	+191	+815

SCHOOL BOARD REPORT

Projected student generation existing AR2a district $\underline{1}$ Elementary $\underline{0}$ Middle $\underline{0}$ High Projected student generation proposed MUL-A district $\underline{5}$ Elementary $\underline{3}$ Middle $\underline{3}$ High

The proposed MUL-A district may generate 10 more students than what is typically generated under the existing AR2a district. Students would attend Shayne Elementary School, Oliver Middle School, and Overton High School. Shayne Elementary and Overton High School have been identified as over capacity. There is no capacity for additional high school students within adjacent clusters.

The fiscal liability for 5 new elementary school students is \$107,500 (5 X \$21,500) and \$108,000 for 3 new high school students (3 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.

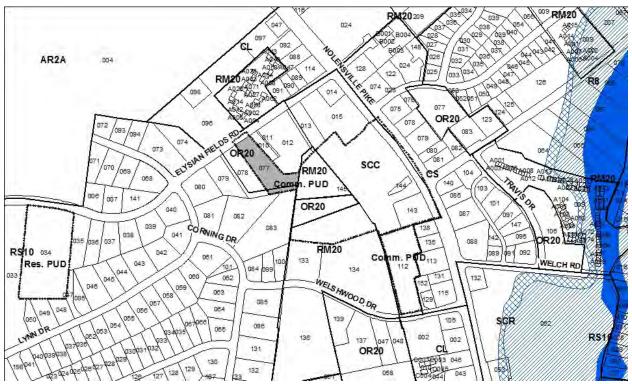
STAFF RECOMMENDATION

Staff recommends approval.



SEE NEXT PAGE





75-83P-003 ELYSIAN FIELDS Map 133-14, Parcel(s) 077 12, Southeast 26 (Chris Harmon)



Metro Planning Commission Meeting of 06/11/2015 Item # 36a

Project No. PUD Amendment 75-83P-003

Project Name Elysian Fields 26 – Harmon **Council District School District** 7 – Pinkston

Requested by Dean Design Group, applicant; JMM, LLC, owner.

Staff Reviewer Sajid

Staff Recommendation Disapprove.

APPLICANT REQUEST

Amend PUD to permit parking additions.

PUD Amendment

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 Office/Residential (OR20) and Single-Family Residential (RS10), (1.63 acres), to permit parking additions.

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. Permitted uses on this site are controlled by the approved PUD.

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. Permitted uses on this site are controlled by the approved PUD.

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

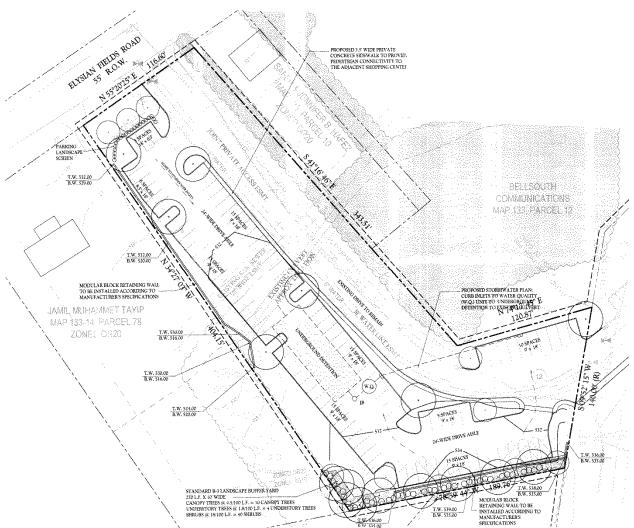
SOUTHEAST COMMUNITY PLAN

Current Policy

Suburban Community Center (T3 CC) policy is intended to enhance suburban community centers encouraging their redevelopment as intense mixed use areas that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban

Page 217 of 254





Proposed Site Plan



Community Centers are pedestrian friendly areas, generally located at prominent intersections. T3 Suburban Community Centers serve suburban communities within a 10 to 20 minute drive.

<u>Conservation (CO)</u> 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 PUD amendment is not consistent with the Suburban Community Center and Conservation policies. The request is to permit parking on a parcel that currently serves as access from Elysian Fields Road to the Plaza Mariachi PUD. The additional parking proposed with the PUD amendment is excessive as the PUD already meets parking as required by the Zoning Code and, as such, is not consistent with the pedestrian oriented goals of the Suburban Community Center.

In addition, the proposed amendment is inconsistent with Conservation policy. The Conservation policy along the side property lines reflects the location of steep slopes onsite. Conservation policy encourages preservation of environmentally constrained land including areas with slopes that exceed 20%. It appears that some of the parking areas are located on slopes that exceed 20%.

PLAN DETAILS

The site is located on the west side of Nolensville Pike just south of Elysian Fields Road. The original Council approved Planned Unit Development was approved in 1983 for 110,265 square feet of various commercial uses and was revised in January 2015 to permit a 5,050 square foot expansion. No new uses were proposed at that time, and the plan met the parking requirements of the Zoning Code. The requested amendment is to provide 99 parking spaces on the parcel that fronts Elysian Fields Road to provide additional employee parking to the Plaza Mariachi. This parcel currently serves only as access to the shopping center and has not been previously approved for parking or any other uses. The plan is consistent with the landscaping requirements of the Zoning Code.

ANALYSIS

The currently approved PUD meets the parking requirements of the Zoning Code. Staff finds that the proposed parking is excessive and does not enhance the pedestrian oriented goals of the Suburban Community Center. In addition, the proposed amendment is inconsistent with Conservation policy as part of the parking is located on slopes greater than 20%.

The proposed PUD amendment is not only inconsistent with the land use policy, it is also inconsistent with the approved PUD as it proposes intensity in an area that is only approved for access. This access point is located at the gateway to the Elysian Park subdivision. The property immediately adjacent to the west is zoned OR20 and currently serves as an office, but the building reflects the residential character that continues west to the Elysian Park subdivision. The proposed parking area also includes a retaining wall along the western property line that is up to 16 ft in height, which will be visible from Elysian Fields Road.



As the PUD amendment is not consistent with the goals of the Suburban Community Center and Conservation policies, staff recommends disapproval of the request.

FIRE MARSHAL RECOMMENDATION N/A

STORMWATER RECOMMENDATION Approved

TRAFFIC & PARKING RECOMMENDATION No exception taken

WATER SERVICES RECOMMENDATION Approved

PUBLIC WORKS RECOMMENDATION No exception taken

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

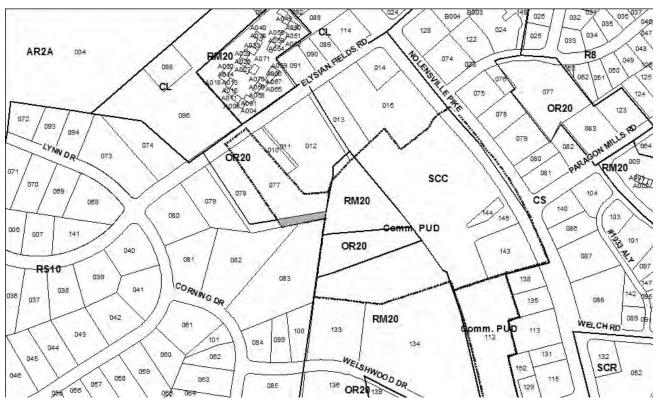
STAFF RECOMMENDATION

Staff recommends disapproval of the PUD Amendment.



SEE NEXT PAGE





2015Z-064PR-001

Map 133-14, Part of Parcel(s) 077 12, Southeast 26 (Chris Harmon)



Metro Planning Commission Meeting of 06/11/2015 Item # 36b

Project No. **Zone Change 2015Z-064PR-001**

Council District 26 – Harmon 7 – Pinkston **School District**

Requested by Dean Design Group, applicant; JMM, LLC, owner.

Staff Reviewer Sajid

Staff Recommendation Disapprove.

APPLICANT REQUEST

Zone change from RS10 to OR20.

Zone Change

A request to rezone from Single-Family Residential (RS10) to Office/Residential (OR20) zoning for a portion of property located at 451 Elysian Fields Road, approximately 735 feet west of Nolensville Pike (0.146 acres).

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. RS10 would permit a maximum of 1 unit.

Proposed Zoning

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. OR20 would permit a maximum of 2 units.

CRITICAL PLANNING GOALS

N/A

SOUTHEAST COMMUNITY PLAN

Current Policy

Suburban Community Center (T3 CC) policy is intended to enhance suburban community centers encouraging their redevelopment as intense mixed use areas that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections. T3 Suburban Community Centers serve suburban communities within a 10 to 20 minute drive.

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. While the uses permitted by OR20 may be consistent with the Suburban Community Center policy, staff finds that the rezoning as requested is not appropriate. The request is to rezone a small portion of a larger tract that is located with a Commercial PUD. The parcel currently serves as access from Elysian Fields Road to the Plaza Mariachi PUD. The Conservation policy along the side property lines reflects the location of steep slopes onsite. Rezoning the property to OR20 could open the door for other uses that may be inappropriate for this location given the site topography and its current use as a secondary access for the Plaza Mariachi shopping center.

PUBLIC WORKS RECOMMENDATION No exception taken

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

STAFF RECOMMENDATION

Staff recommends disapproval of the zone change request.



SEE NEXT PAGE





2008Z-057-001 Map 104-02, Parcel 136 10- Green Hills Midtown 21 (Edith Taylor Langster)



Metro Planning Commission Meeting of 06/11/2015 Item # $\overline{37}$

Project No. 2008Z-057-001 (Cancel Historic Bed &

Breakfast Overlay)

Council District 21 – Langster **School District** 8 – Pierce

Requested by Dewey-Estes Engineering, applicant; Lisa Anderson,

owner.

Staff Reviewer Swaggart 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 Bead 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 Bead 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 is 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

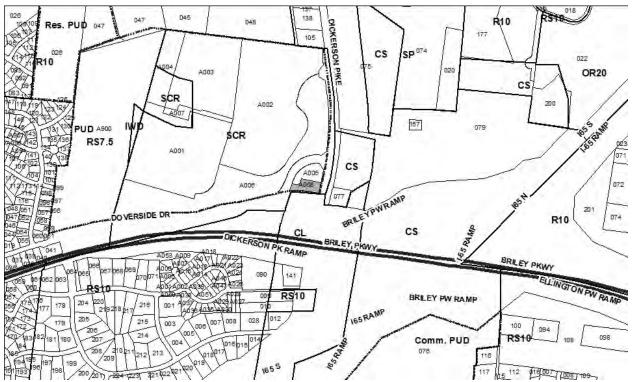
Staff recommends approval.



PLANNING COMMISSION ACTIONS

- Planned Unit Developments
- Subdivision (Final)





2005P-010-004

NASHVILLE COMMONS AT SKYLINE (CAMEL EXPRESS CAR WASH)

Map 050-12-0-A, Parcel(s) 008

02, Parkwood - Union Hill

03 (Walter Hunt)



Metro Planning Commission Meeting of 06/11/2015 Item # $\overline{38}$

Project No. Planned Unit Development 2005P-010-004

Nashville Commons at Skyline **Project Name**

Council District 3 - Hunt**School District** 1 – Gentry

Requested by Camel Express, LLC, applicant; Dunder Mifflin, LLC,

owner.

Staff Reviewer Swaggart

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.

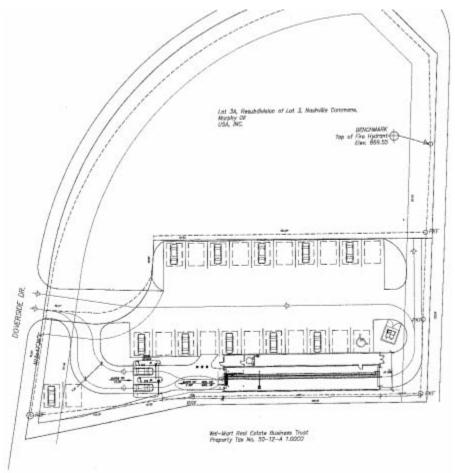
CRITICAL PLANNING GOALS

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).





Proposed Site Plan



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.

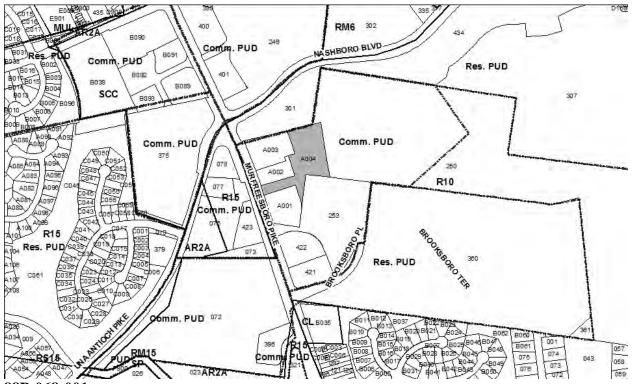
CONDITIONS

- 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.



SEE NEXT PAGE





88P-068-001

DOLLAR TREE - NASHBORO PLACE

Map 135-15-0-A, Parcel(s) 004

13, Antioch - Priest Lake

29 (Karen Y. Johnson)



Metro Planning Commission Meeting of 06/11/2015 Item # $\overline{39}$

Project No. Planned Unit Development 88P-068-001

Nashboro Place PUD **Project Name**

Council District 29 – Johnson **School District** 6 – Hunter

Requested by Perry Engineering, LLC, applicant; CRSW Land & Cattle

Company, owner.

Staff Reviewer Swaggart

Staff Recommendation Disapprove or defer.

APPLICANT REQUEST

Revise PUD and final to permit retail.

Revise PUD & Final Site Plan

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 One and Two-Family Residential (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.

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 residential, the PUD sets the permitted uses which includes a variety of commercial uses.

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

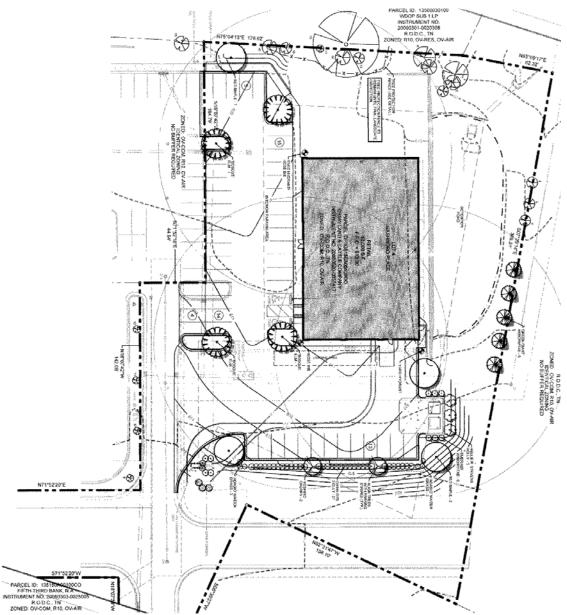
CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The subject PUD is located at the southeast corner of Murfreesboro Pike and Nashboro Boulevard. The PUD was originally approved in 1988 for a variety of commercial uses. A portion of the PUD is developed and contains retail and restaurant uses. The subject site is currently approved for 8,750 square feet of office, retail or restaurant space. While the site is vacant, a final site plan was previously approved for an 8,724 square foot building and the site was prepped for development consistent with the approved final site plan.





Proposed Site Plan



Site Plan

The plan calls for a 10,000 square foot retail building. The plan would also permit restaurant and office uses. Access into the site is from an existing private drive from Murfreesboro Pike. Sufficient parking is provided on site.

ANALYSIS

Staff finds that the proposed revision is consistent with the Council approved PUD plan. The proposal is consistent with uses permitted today. The plan does not increase the floor area over what is permitted or make changes to the layout that significantly deviate from the Council approved PUD plan. It is important to note that while this request calls for retail uses, restaurant and/or office uses is also permitted. Since the request does not propose any major changes to the Council approved PUD plan, then staff finds the request can be approved as a minor modification not requiring Council approval.

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

- G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous zoning code and remaining a part of the official zoning map upon the enactment of this title.
 - 1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
 - 2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
 - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
 - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;



- h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
- i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- 1. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

FIRE MARSHAL'S OFFICE

Approve with Conditions

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

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

TRAFFIC & PARKING RECOMMENDATION

No Exceptions Taken

STORMWATER RECOMMENDATION

Defer or disapprove

The construction drawings for this proposal have not been approved.

WATER SERVICES

Approved



STAFF RECOMMENDATION

While staff has no issues with the proposal and it is consistent with zoning, staff is recommending disapproval or deferral because the plan has not been approved by Metro Stormwater.

CONDITIONS (if approved)

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





2014NL-001-002 GALLATIN PIKE NLOD Map 061-07, Parcel(s) 245, 246 05, East Nashville 08 (Karen Bennett)



Metro Planning Commission Meeting of 06/11/2015 $\,$ Item # 40

Project No. Neighborhood Landmark 2014NL-001-002 **Project Name Gallatin Pike NLOD (Development Plan)**

Council District 8-Bennet **School District** 3-Speering

Requested by Greenline Partners, LLC, owner; Dale and Associates,

applicant.

Staff Reviewer Thomas

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.

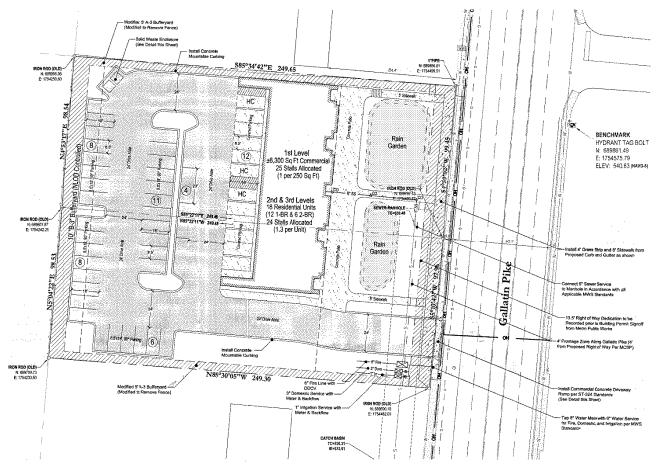
HISTORY

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.





Proposed Neighborhood Landmark Development Plan



Proposed Rendering



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.



SEE NEXT PAGE





2015S-025-001

HAYWOOD ACRES RESUB. OF LOT 159

Map 148-05, Parcel(s) 057

12, Southeast

30 (Jason Potts)



Metro Planning Commission Meeting of 06/11/2015 $\boxed{\text{Item }\#\overline{41}}$

Project No. 2015S-025-001

Haywood Acres, Resub of Lot 159 **Project Name**

Council District 30 - Potts**School District** 2 – Brannon

Requested by H & H Land Surveying, applicant; Jay and Agnes Husband,

owners.

Sajid **Staff Reviewer**

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

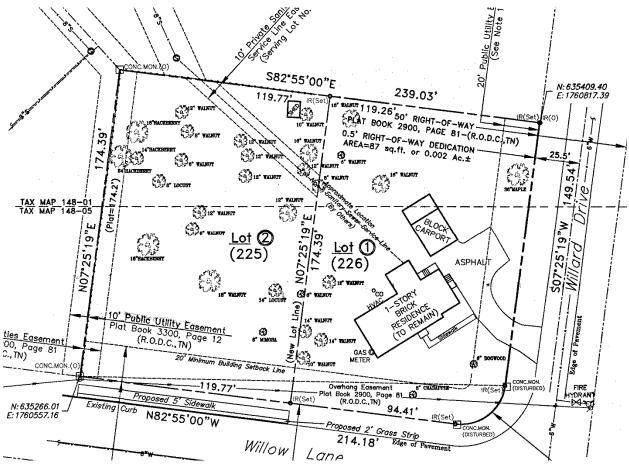
• Supports Infill Development

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.





Proposed Subdivision



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.