



METROPOLITAN PLANNING COMMISSION MINUTES

Thursday, August 13, 2015

4:00 pm Regular Meeting

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

MISSION STATEMENT

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

Commissioners Present:
Jim McLean, Chair
Greg Adkins, Vice Chair
Lillian Blackshear
Jeff Haynes
Derrick Dalton
Andree LeQuire
Councilman Walter Hunt

Staff Present:
Doug Sloan, Executive Director
Kelly Adams, Administrative Services Officer III
Craig Owensby, Public Information Officer
Carrie Logan, Planning Manager II
Kathryn Withers, Planning Manager II
Anita McCaig, Planner III
Jason Swaggart, Planner II
Greg Claxton, Planner II
Latisha Birkeland, Planner II
Melissa Sajid, Planner II
Andrew Collins, Planner II
Stephanie McCullough, Planner II
Lisa Milligan, Planner II
Alex Deus, Planner I
Karimeh Moukaddem, Planner I
Susan Jones, Legal
Emily Lamb, Legal

Commissioners Absent: Stewart Clifton, Hunter Gee, Jessica Farr

J. Douglas Sloan III

Secretary and Executive Director, Metro Planning Commission
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Notice to Public

Please remember to turn off your cell phones.

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

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

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

Writing to the Commission

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

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

Speaking to the Commission

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

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

Legal Notice

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



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MEETING AGENDA

A. CALL TO ORDER

The meeting was called to order at 4:12 p.m.

B. ADOPTION OF AGENDA

Mr. Haynes moved and Mr. Adkins seconded the motion to adopt the agenda. (7-0)

C. APPROVAL OF JUNE 15, 2015, and JUNE 22, 2015, SPECIAL MEETING MINUTES

Mr. Haynes moved and Ms. Blackshear seconded the motion to defer the June 15, 2015, Special Meeting minutes and approve the June 22, 2105, Special Meeting minutes. (7-0)

D. RECOGNITION OF COUNCILMEMBERS

Councilman Glover spoke in favor of Item 3 but noted the community does not want connectivity to Smotherman.

E. NASHVILLENEXT UPDATE

Mr. Claxton presented the NashvilleNext Update.

F. ITEMS FOR DEFERRAL / WITHDRAWAL

2. 2015CP-000-001 BORDEAUX-WHITES CREEK COMMUNITY PLAN AMENDMENT

Ms. LeQuire moved and Mr. Dalton seconded the motion to reopen the public hearing with new notices and defer to the November 12, 2015, Planning Commission meeting to provide the community and property owners additional time to study the proposed Special Policies and to allow time for an amendment to the Subdivision Regulations that will guide development within Rural policies to track concurrently. (7-0)

8. 2015S-083-001 JOHN HILL PROPERTY

Mr. Haynes moved and Mr. Dalton seconded the motion to approve the Deferred Items. (7-0)

G. CONSENT AGENDA

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

6. 2015SP-078-001 HARVEST HILLS HOMES SP

7. 2015SP-079-001 1820 12TH AVENUE SOUTH SP

10. 2015S-110-001 THE COTTAGES OF VISTA (CONCEPT PLAN)

11. 2015S-103-001 KENMORE PLACE, RESUB

12. 2015DTC-001-001

222 BUILDING ADDITIONAL HEIGHT REQUEST

13. New employee contract for Brandon Burnette.

14. Set public hearing for November 12, 2015, for Subdivision Regulation Amendments.

15. Resolution authorizing the expenditure of \$50,000 from the FY2016 Advance Planning and Research Fund for an Inclusionary Housing Feasibility and Policy Study between the Metropolitan Planning Commission and Economic & Planning Systems, Inc.

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

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

H. PREVIOUSLY DEFERRED ITEMS

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

Zone Changes

1. 2015Z-044PR-001

BL2015-1155\Westerholm
Various Maps, Various Parcel(s)
Council District 06 (Peter Westerholm)
Staff Reviewer: Lisa Milligan

A request to apply the Detached Accessory Dwelling Unit (DADU) overlay to various properties located along Davidson Street, Dew Street, Eastside Avenue, Electric Avenue, Glenview Drive, Lenore Street, Long Avenue, Ozark Street, S 9th Street, S 10th Street, S 11th Street, S 12th Street, S 13th Court, S 13th Street, S 14th Street, S 15th Street, S 16th Street, S 17th Street, S 18th Street, S 19th Street, S 20th Street, Sevier Court, and Sevier Street (approximately 129 acres), requested by Councilmember Peter Westerholm, applicant; various property owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Apply a Detached Accessory Dwelling Unit (DADU) overlay.

Zone Change

A request to apply the Detached Accessory Dwelling Unit (DADU) overlay to various properties located along Davidson Street, Dew Street, Eastside Avenue, Electric Avenue, Glenview Drive, Lenore Street, Long Avenue, Ozark Street, S 9th Street, S 10th Street, S 11th Street, S 12th Street, S 13th Court, S 13th Street, S 14th Street, S 15th Street, S 16th Street, S 17th Street, S 18th Street, S 19th Street, S 20th Street, Sevier Court, and Sevier Street (approximately 129 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.

Proposed Zoning

Detached Accessory Dwelling Unit (DADU) Overlay provides additional housing options.

HISTORY

The Planning Commission recommended that Council disapprove the request at the June 25, 2015, Planning Commission meeting to provide additional time for discussions with neighbors in regards to the details of the request and what would be allowed. The request was approved by Council on second reading on July 7, 2015, and referred to the Commission by Council. The Planning Commission deferred the item at the July 23, 2015, Planning Commission meeting to allow time to send new notices and post new signs for the August 13, 2015, Planning Commission meeting. There has been no change to the request.

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. 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. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing

neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and 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. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

Consistent with Policy?

Yes. The proposed Detached Accessory Dwelling Unit (DADU) Overlay is consistent with the policies for the area. The overlay provides for an additional housing option while maintaining the existing character of the area. The design standards that are incorporated into the overlay ensure proper placement, design, and access to the units.

ANALYSIS

The Metro Council is currently considering legislation to establish the Detached Accessory Dwelling Unit Overlay District. On July 7, 2015, the Metro Council approved the text amendment on 2nd reading. The Detached Accessory Dwelling Unit Overlay District provides additional housing options within Davidson County. The proposed text amendment would allow DADUs as an accessory use in areas where the overlay is applied, with the same standards that currently apply to DADUs. This application is proposing to apply a Detached Accessory Dwelling Unit Overlay in the Shelby Hills area.

As per the existing standards, in order for a lot to be eligible for a detached accessory dwelling unit, it must first meet the lot size standards of the base zoning district, in this case RS5 which requires a minimum lot size of 5,000 square feet. Additionally the lot must:

- Be located within a historic overlay district; OR
- Be located within a Urban Design Overlay with standards for DADUs; OR
- Have an improved alley abutting the rear or side lot line; OR
- Exceed 15,000 square feet in size.

The Detached Accessory Dwelling Unit Overlay outlines standards for DADUs including specifications for ownership, location, driveway access, bulk, massing, as well as design standards. The Design Standards are established in the zoning ordinance and are not established by the application of an overlay to a specific area. The Design Standards as established cannot be modified.

STAFF RECOMMENDATION

Staff recommends approval as the establishment of a detached accessory dwelling unit overlay is consistent with the policy for the area and allows for the introduction of an additional dwelling unit type while maintaining the existing character of the community.

The standards for DADUs from the Zoning Ordinance are as follows:

Site Requirements

- May only be located behind the principal structure

Driveway Access

- No alley – no more than 1 curb-cut from any public street
- Alley – Any additional access shall be from the alley and no new curb cut from public streets
- Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of 12 feet

Bulk and Massing

- Living space shall not exceed 700 square feet
- Footprint ranges from a maximum of 750 square feet (lots less than 10,000 sq ft) to 1,000 square feet (lots 10,000 sq ft and over)
- DADU shall maintain a proportional mass, size, and height to ensure it is not taller than the principal structure on the lot. Height shall not exceed the height of the principal structure as measured to the eave line, with a maximum eave height of 10 feet for single-story and 17 feet for two-story
- The roof ridge line must be less than the primary structure and shall not exceed 27 feet in height.

Design Standards

- Shall be of similar style, design, and material color as used for the principal structure and shall use similar architectural characteristics, including roof form and pitch
- May have dormers that relate to the style and proportion of windows on the DADU and shall be subordinate to the roofslope by covering no more than 50% of the roof
- May have dormers that are setback a minimum of 2 feet from the exterior wall

Historic Properties

- Any properties within a historic district shall comply with the adopted standards of the applicable historic overlay

Ownership

- No more than 1 DADU permitted on a single-lot in conjunction with principal structure
- Cannot be divided from the property ownership of the principal dwelling
- 1 of the 2 dwellings shall be owner occupied

Ms. Milligan presented the staff recommendation of approval.

Councilman Westerholm spoke in favor of the application.

Josh Randolph, 1710 Eastside Ave, spoke in favor of the application because it's a smart way to increase density and allow for a variety of housing while keeping the character of the neighborhood.

Jessica Randolph, 1710 Eastside Ave, spoke in favor of the application because it will provide more affordable housing in the area while maintaining the character of the neighborhood.

Peter Martino, 1626 Long Ave, spoke in favor of the application because it will provide more options for affordable long-term rentals in the area.

Sarah Martin McConnell, 514 S 11th St, spoke in favor of the application and noted the neighborhood is generally in favor; it's a great option for infill.

Ryan Nichols, 501 Village Ct, spoke in favor of anything conceptually that increases density close to the urban core.

Ron Taylor, 1904 Long Ave, spoke in favor of the application in order to have access to other places to expand growing families.

Wendy Harlin, 1911 Eastside Ave, spoke in favor of the application in order to have access to other places to expand growing families.

Matt Flinner, 1911 Eastside Ave, spoke in favor of the application and noted that a lot of musicians are being priced out of the neighborhood; this will be a good opportunity to preserve the character of the neighborhood.

Kristin Page, S 18th St, spoke in favor of the application in order to provide a healthy way to regulate short-term rentals.

Luke Gustafon, 1003 W Greenwood Ave, spoke in favor of the application; it's a great opportunity for homeowners to help meet the demand for affordable housing.

Zev Goering, 1621 Electric Ave, spoke in favor of the application.

Christina (last name unclear), 1704 Eastside, spoke in favor of the application.

Bob Hopkins, 1300 Shelby Ave, spoke in opposition to the application due to the allowance of short-term rentals. The community could unite on this issue if only long-term rentals – at least a month – are allowed.

Matt Schutz, 605 S 10th St, spoke in opposition to the application and noted it could unintentionally threaten existing relatively affordable existing structures.

Margo Chambers, 3803 Princeton Ave, spoke in opposition to the application because it depends on legislation that does not exist yet.

Jason Garrett, 1508 Sevier Ct, spoke in opposition to the application.

Warren Pash, 1803 Long Ave, spoke in opposition to the application due to enforcement and behavioral issues.

Bobby Sears, 1627 Electric Ave, spoke in opposition to the application.

Susan Sears, 1627 Electric Ave, spoke in opposition to the application due to the lack of community meetings.

Lisa Bastarache, 1626 Shelby Ave, spoke in opposition to the application due to lack of community involvement.

Craig Prewitt, 509 S 13th St, spoke in opposition to the application.

Ed Wilmore spoke in opposition to the application due to lack of community involvement.

Councilman Westerholm reiterated support of the application and explained this has undergone the same amount of community input as any other zone change.

Chairman McLean closed the Public Hearing.

Ms. Blackshear asked staff to discuss the notice requirements and also the ability to have a tailored overlay.

Ms. Milligan explained that notices are mailed to the properties within the area and within 600' of the surrounding area. Signs are also posted in various places throughout the neighborhood.

Ms. Blackshear stated that while both sides have good arguments, she would not want to vote in favor of something that would be detrimental to a lot of the neighborhood and there seems to be a huge argument among the neighbors as to what is proper. She spoke in support of DADUs but in a way that it addresses the concerns of the neighbors.

Mr. Adkins asked if there could possibly be more demolition.

Ms. Logan clarified that there is an amendment proposed that would limit the demolition and tie it to a certain timeframe.

Mr. Haynes expressed concern that short-term rentals are allowed in this area as that does not seem to be the intent of the families that want to add DADUs to expand family homes.

Mr. Dalton expressed concern with the potential negative impacts of allowing short-term rentals and also noted confusion regarding the demolition restrictions.

Ms. LeQuire asked Council Lady Allen to address anything that staff might have missed.

Council Lady Allen stated Short-term Rentals currently does not include the DADUs in non-owner occupied which are subject to a 3% limit. She expressed willingness to go back and have that conversation as soon as the new council term opens. She also pointed out that there is a proposed amendment regarding demolition that would require a lag time of three years.

Ms. LeQuire suggested giving this a little more time in order to allow the neighborhood to come together on this issue.

Mr. Haynes noted one of the goals of the planning commission is to promote infill development to help accommodate the density coming to the city. DADUs can serve that, but if they are built to accommodate short-term rentals, that is not the intent of infill and increased density.

Mr. Sloan clarified that no recommendation at this time is the same as an approval.

Mr. Dalton spoke in opposition to the application due to lingering concerns regarding short-term rentals.

Ms. Blackshear stated she would be uncomfortable approving this right now as there are still some unresolved issues.

Mr. Haynes moved and Mr. Dalton seconded the motion to disapprove. (7-0)

Mr. Adkins left the meeting.

Resolution No. RS2015-289

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-044PR-001 is Disapproved. (7-0)”

Community Plan Amendments

2. 2015CP-000-001

BORDEAUX-WHITES CREEK COMMUNITY PLAN AMENDMENT

Various Maps, Various Parcel(s)

Council District 01 (Lonnell Matthews, Jr.); 03 (Walter Hunt)

Staff Reviewer: Anita McCaig

A request to amend the Bordeaux-Whites Creek Community Plan: 2015 Update by changing community character policies for properties within 11 areas deferred from the June 22, 2015, Metro Planning Commission hearing to adopt NashvilleNext, requested by the Metro Planning Department, applicant.

Staff Recommendation: Reopen the public hearing and defer to the November 12, 2015, Planning Commission meeting to provide the community and property owners additional time to study the proposed Special Policies, and to allow time for an amendment to the Subdivision Regulations that will guide development within Rural policies to track concurrently.

The Metropolitan Planning Commission moved to reopen the public hearing with new notices and deferred 2015CP-000-001 to the November 12, 2015, Planning Commission meeting provide the community and property owners additional time to study the proposed Special Policies, and to allow time for an amendment to the Subdivision Regulations that will guide development within Rural policies to track concurrently. (7-0)

Specific Plans

3. 2015SP-075-001

THE VILLAS OF THE MEADOWS OF SEVEN POINTS

Map 110, Parcel(s) 166-167, 193

Council District 12 (Steve Glover)

Staff Reviewer: Brett Thomas

A request to rezone from RS15 to SP-R zoning for properties located at 2237 Seven Points Circle and 4103 and 4109 Smotherman Lane, approximately 1,500 feet north of Stewarts Ferry Pike (32.06 acres), to permit up to 86 residential units on 45 lots, requested by Joe C. McConnell, PE, RLS, applicant; David Fisher, Trustee, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 86 residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS15) to Specific Plan-Residential (SP-R) zoning for properties located at 2237 Seven Points Circle and 4103 and 4109 Smotherman Lane, approximately 1,500 feet north of Stewarts Ferry Pike (32.06 acres), to permit up to 86 residential units on 45 lots.

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 92 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.

DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and 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. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

Consistent with Policy?

The proposed SP is inconsistent with the T3 NE policy. The request proposes 86 residential units, 82 of which are two-family. The T3 NE policy is designed to provide a thorough mix of housing types, versus groupings of single types of housing. Additionally, the lack of a vehicular connection to Smotherman Lane restricts the ability of the project to provide moderate to high levels of connectivity.

Staff has requested the applicant reduce the number of two-family units and disperse their location at key intersections and larger lots throughout the development. In addition, staff has requested a direct connection from Seven Points Circle to Smotherman Lane. Subject to these conditions, staff finds the SP would be consistent with the T3 NE policy.

PLAN DETAILS

The 32.06 acre site is located south of the existing Meadows of Seven Points subdivision, and at the terminus of Smotherman Lane. The site is approximately 1,500 feet north of Stewarts Ferry Pike and 1,000 feet west of Earhart Road. The Meadows of Seven Points subdivision to the north consists of single-family residences on one-quarter acre or larger lots. To the south, east, and west are single-family residences on properties that are approximately 2 acres to 16 acres in size.

Site Plan

The plan proposes 41 two-family lots and 4 single-family lots, for a total of 86 residential units. The single-family lots are proposed along Smotherman Lane along the west boundary of the site. The remaining 41 lots are proposed to consist entirely of two-family residences. Staff recommends the plan be limited to 15 two family lots, which would account for 33% of the lots, and disperse the two-family residences to intersections and larger lots. This ratio of single- and two-family lots is consistent with the Bridgewater subdivision on John Hagar Road to the north.

The two-family lots take access from the existing Meadows of Seven Points subdivision to the north. Future connections are planned to the east and south. Staff recommends a future connection from the northeast corner of the site, connecting to Smotherman Lane along the west boundary, in order to accommodate the Hessey Road extension identified in the Major and Collector Street Plan.

The single-family lots are proposed to access onto Smotherman Lane where it currently dead ends in the site. As proposed, a variance to the Subdivision Regulations would be required for the single-family lots as the length of Smotherman Lane exceeds the maximum 750 foot length of dead end streets with turnarounds. A variance would not be required with staff's condition to provide a direct connection from Seven Points Circle to Smotherman Lane.

ANALYSIS

The proposal groups a single type of housing type rather than providing an appropriate, thorough mix of housing. Staff recommends the applicant reduce the number of two-family lots and disperse them throughout the development at intersections and on larger lots.

Additionally, the applicant has not provided adequate connectivity to establish multiple routes for residents and reduce congestion on primary roads. Staff finds a direct connection from Seven Points Circle to Smotherman Lane would meet the intent of the T3 NE policy of providing a higher level of connectivity. The existing width of Smotherman Lane varies and improvements may be required if a connection is made.

FIRE MARSHAL'S OFFICE

Approve with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approve with conditions

- Approved as a Preliminary SP only.
- FYI - significant public water and sewer construction plan work will be required for the Final SP. This work must be approved prior to Final SP approval.
- The required capacity fees must also be paid prior to Final SP approval.

PUBLIC WORKS RECOMMENDATION

No exceptions taken

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

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Comply with road comments.
- Any future subdivision connected to this subdivision and accessed from Earhart Rd and S New Hope Rd may require a traffic access study.

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)	32.06	2.90 D	92 U	963	75	100

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)	32.06	-	86 U	906	70	94

Traffic changes between maximum: **RS15 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	- 6 U	-57	-5	-6

METRO SCHOOL BOARD REPORT

Projected student generation existing RS15 district: 9 Elementary 4 Middle 4 High

Projected student generation proposed SP-R district: 30 Elementary 16 Middle 14 High

The proposed SP-R zoning district would generate 43 additional students than what is typically generated under the existing RS15 zoning district. Students would attend Ruby Major Elementary School, Donelson Middle School, and McGavock High School. Ruby Major Elementary School and Donelson Middle School have been identified as over capacity; however, there is capacity within the cluster for elementary and middle school students. McGavock High School is also identified as over capacity; however, there is capacity in adjacent clusters. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to a maximum of 60 residential units.
2. Two-family lots shall be dispersed throughout the site and primarily on corner lots.
3. All garages shall be side or rear loaded, consistent with the images on the plan.
4. The development plan shall include a direct connection from Seven Points Circle to Smotherman Lane.
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 RM4 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. The following design standards shall be added to the plan:
 - a. Building façades 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 shall be prohibited.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18"- 36" is required for all residential structures.

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.

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

Tom White, 315 Deaderick St, spoke in favor of the application minus the connection to Smotherman and limiting the number of double units.

Frank Batson, 152 Spring Valley Rd, spoke in favor of the application.

Danny Yates, 2220 Seven Points Circle, spoke in favor of the application without the connection to Smotherman and the mix of single family and duplexes.

Sharon Yates, 2220 Seven Points Circle, spoke in favor of the application without the connection to Smotherman and the mix of single family and duplexes.

Gene Walker, 1234 Chickadee Circle, spoke in favor of the application.

Doug Morrison, 2236 Seven Points Circle, spoke in favor of the application because it will improve the value of homes in the neighborhood.

Danny Bundren, 3817 Leona Pass, spoke in opposition to the application; this is not about who builds a better house, it's about changing the dynamics of a neighborhood. This will tax the current infrastructure.

Fred Hix, 5569 S New Hope Rd, spoke in opposition to the application and stated he would like to see this area go forward as a residential community, not developed out like Smith Springs Road area.

Patty Lee, 4141 Smotherman Ln, spoke in opposition to using Smotherman as a construction entrance.

Tina Lane, 4156 Smotherman Ln, spoke in opposition due to thru traffic on Smotherman and concerns with blasting.

Robert Lee, 4141 Smotherman Ln, spoke in opposition to any traffic or construction due to the narrow width of the road.

Sylvia Hix, 5569 S New Hope Rd, spoke in opposition due to rental duplexes and blasting concerns.

Bobby Lane, 4156 Smotherman Ln, spoke in opposition due to concerns with traffic and safety on such a narrow road.

Tom White stated his client is willing to commit that not only will there not be a connection to Smotherman, they will make every effort to allow construction traffic to come in a different way.

Chairman McLean closed the Public Hearing.

Councilman Hunt spoke in favor of the application but stated he'd like to hear more about traffic going in and out.

Ms. Blackshear asked staff to discuss the analysis regarding the connection to Smotherman and what the road would support.

Mr. Thomas explained the existing conditions on Smotherman are maintained by Metro. Public Works did not anticipate that additional right-of-way or widening would be required if there was a connection.

Ms. LeQuire asked staff to work with the developer to save as many existing trees as possible.

Mr. Haynes moved and Councilman Hunt seconded the motion to approve with conditions, except staff conditions 1, 2, and 4, and including a condition to work with staff to identify preservation areas in the final site plan, and disapprove without all conditions because future connections are sufficient. (6-0)

Resolution No. RS2015-290

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-075-001 is **Approved with conditions, except staff conditions 1, 2, and 4, and including a condition to work with staff to identify preservation areas in the final site plan, and disapproved without all conditions because future connections are sufficient. (6-0)**"

CONDITIONS

1. The applicant is to work with staff to identify preservation areas in the final site plan.
2. All garages shall be side or rear loaded, consistent with the images on the plan.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM4 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. The following design standards shall be added to the plan:
 - a. Building façades 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 shall be prohibited.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18" - 36" is required for all residential structures.
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. 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. 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.

4. 2015SP-076-001

BL2015-1298\S. Davis
1014 JOSEPH AVENUE SP
Map 082-03, Parcel(s) 029
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

A request to rezone from SP to SP-R zoning for property located at 1014 Joseph Avenue, approximately 90 feet south of Evanston Avenue, (0.16 acres), to permit up to two detached residential units, requested by Duke & Duke, LLC, applicant and owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Permit up to two detached residential units.

Preliminary SP

A request to rezone from Specific Plan-Residential (SP-R) to Specific Plan-Residential (SP-R) zoning for property located at 1014 Joseph Avenue, approximately 90 feet south of Evanston Avenue, (0.16 acres), to permit up to two detached residential units.

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. 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. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

No. The proposed SP is not consistent with the Urban Neighborhood Maintenance policy. Policy was previously Urban Community Center. Through the NashvilleNext process, the neighborhood requested that an Urban Neighborhood Maintenance policy be applied to this area to preserve the character of the existing neighborhood. The SP proposes a detached duplex, and while there are some existing duplexes scattered throughout the neighborhood, the predominant use in the neighborhood is single-family residential. An attached two-family structure with a traditional design could be appropriate at this location if the plan incorporates contextually appropriate design that makes it appear as one unit from a massing standpoint so that it is consistent with the character of the neighborhood.

PLAN DETAILS

The site is located at 1014 Joseph Avenue, south of Evanston Avenue. Access to the property is from the existing improved alley that abuts the site to the east.

Site Plan

The plan proposes two detached residential units fronting Joseph Avenue. Access is limited to the alley to the east, and parking pads are provided behind the units. The proposed street setbacks are contextual. The site is served by existing sidewalks along Joseph Avenue and proposes sidewalk connections from the units to the public sidewalk.

The plan does not include information addressing building height, landscaping or design standards to demonstrate that it is contextually appropriate. Additionally, the proposed plan does not include all elements of the development plan as required by Section 17.40-106.B of the Zoning Code.

ANALYSIS

The SP proposes a detached duplex on an interior lot which is not consistent with the form and rhythm of the predominantly single-family residential character of the neighborhood and therefore, is not consistent with the Urban Neighborhood Maintenance policy. An attached two-family structure may be appropriate at this location if the plan incorporates contextually appropriate design that resembles the form and scale of the existing character of the neighborhood.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approve with conditions

- Add Preliminary Note.
- Add C/D Note.
- Add note stating that this project will require a Stormwater Infill plan during Building Permit review.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- Comply with road comments.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only, on the condition all four private service lines (one water and one sewer for each dwelling) tie directly to a public line from the dwelling it serves (no shared private water and sewer lines). The required capacity fees must be paid prior to Final SP approval.

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Comply with MPW Traffic Engineer
- Dedication of 1/2 MPW standard alley cross section is required prior to building permit, i.e. +/-4'

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

METRO SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning district would not generate any more students than what is typically generated under the existing SP-R zoning district. Students would attend Glenn Elementary School, Jere Baxter 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 disapproval of the SP as it is not consistent with the Urban Neighborhood Maintenance land use policy.

CONDITIONS (if approved)

1. Uses within the SP shall be limited to two attached residential units in one structure that is designed to appear as one unit.
2. The following design standards shall be added to the plan:
 - a. Building façades 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 shall be prohibited.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18"- 36" is required for all residential structures.
 - f. Building height shall be limited to two stories in 35'.
3. Vehicular access for all units shall be limited to the alley.
4. Architectural elevations shall be submitted with the final site plan.
5. The two attached residential units shall comply with the following definition of two-family per Section 17.04.060 of the Zoning Code: two attached dwelling units that share the floor of a unit with the ceiling of another unit or a common wall from grade to eave at the front façade which continues for eighty percent (80%) of the common side or 20 feet, whichever is greater.
6. Side setbacks shall meet the standard of the R6 district.
7. To ensure that the footprint of the two family structure is consistent with the character of the neighborhood, the width of the structure at the front setback shall be continuous and a minimum of 34 feet and a maximum of 38 feet.
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. 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 R6 zoning district as of the date of the applicable request or application.
10. 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.
11. 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.
12. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Ms. Sajid presented staff recommendation of disapproval.

Tim Mangram spoke in favor of the application but would like to delete items 1 and 5 from staff conditions.

Margo Chambers, 3803 Princeton Ave, spoke in opposition to the application because the applicant moved to SP in order to get a DADU, which is not the intended use of an SP.

Chairman McLean closed the Public Hearing.

Ms. Blackshear spoke in favor of staff recommendation of disapproval as the application does not appear to be consistent with the character of the neighborhood.

Ms. Blackshear moved and Mr. Haynes seconded the motion to disapprove. (6-0)

Resolution No. RS2015-291

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-076-001 is **Disapproved. (6-0)**"

5. 2015SP-077-001

BL2015-1302\S. Davis
1436 LISCHHEY AVENUE SP
Map 071-11, Parcel(s) 282
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from RS5 to SP-R zoning for property located at 1436 Lischey Avenue, approximately 144 feet south of Gatewood Avenue, (0.36 acres), to permit up to three residential units, requested by Bryan D. Spicer, applicant and owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change from RS5 to SP

Zone Change

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Residential (SP-R) zoning for property located at 1436 Lischey Avenue, approximately 144 feet south of Gatewood Avenue, (0.36 acres) to permit up to three residential units.

Existing Zoning

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

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. 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. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and 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. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

Consistent with Policy?

No. The rezoning request to allow for three residential units is inconsistent with the T4 Urban Neighborhood Maintenance policy. While some change would be expected within the Neighborhood Maintenance area, the change should be sensitive to the existing neighborhood character. There is also an area of Conservation Policy along the front of the property due to a stream that bisects the property. Three units is not consistent with the rhythm of homes along the street, nor is it consistent with the density or massing along the street.

PLAN DETAILS

The site is located at 1436 Lischey Avenue, on the west side of Lischey Avenue and south of Gatewood Avenue. The site is approximately 0.36 acres in size and is currently vacant.

Site Plan

The plan proposes up to three residential dwelling units including one single-family detached unit and two attached units. All units will front on Lischey Avenue. The units are set back approximately 65 feet from Lischey Avenue due to public utility and drainage easement that runs across the front of the lot.

Sidewalks would be required along Lischey Avenue but are not proposed with the current plan. Parking for all units is proposed to be located in surface lots accessed from the existing alley.

ANALYSIS

The property at 1436 Lischey Avenue is currently zoned RS5 which allows for single-family residential uses. All surrounding property is also zoned RS5. There is a mixture of single-family detached units and duplexes within the immediate area. The

duplex units are small, single-story structures that appear more as single-family units. The spacing of units along the street is uniform and the introduction of three units on one lot will be inconsistent with the current pattern along the street. The applicant has proposed no standards in regards to building type, height, or architectural style.

FIRE MARSHAL’S OFFICE RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Returned for corrections

- Add a Purpose Note.
- Show undisturbed buffers, provide variance for buffer disturbance, or provide a hydrologic determination showing the channel as a wet weather conveyance.
- Add Preliminary Note.
- Add C/D Note.
- Add note stating that this project will require a Stormwater Infill plan during Building Permit review.

PUBLIC WORKS RECOMMENDATION

Returned for corrections

- 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
- Indicate on the plans construction of a minimum curb and gutter (ST-200), 4' furnishing zone, and 5' ADA compliant sidewalk (ST-210). Sidewalks are to be within public ROW, may require ROW dedication.
- Dedication 1/2 MPW standard alley cross section prior to building permit, i.e. +/- 2.5'
- Submit to Traffic and Parking Commission to restrict parking on Lischey prior to building permit

TRAFFIC AND PARKING RECOMMENDATION

Returned for corrections

- Provide parking per metro code. Include parking chart on plan.
- Provide adequate space to back out of driveway. Show buffer area between parking and alley ROW.

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)	0.37	8.71	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 (210)	0.37	-	3 U	29	3	4

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

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

STAFF RECOMMENDATION

Staff recommends disapproval as the rezoning is inconsistent with the policy for the area and a recommendation of approval has not been received from all reviewing agencies. Additionally, no standards have been provided in regards to the character of the units.

Ms. Milligan presented the staff recommendation of disapproval.

Tim Mangram, representing Bryan Spicer, spoke in favor of the application but asked for a deferral.

Margo Chambers, 3803 Princeton Ave, spoke in opposition to the application because the applicant moved to SP in order to get a DADU, which is not the intended use of an SP.

Mr. Sloan clarified this is not a request for a DADU.

Russ Simms spoke in opposition due to process and precedent; there has not been enough opportunity at the community level to understand what this means.

Chairman McLean closed the Public Hearing.

Ms. LeQuire stated she'd like to see this site developed but would like to be sure it is out of any of the waterway and that it fits the context more. Smaller units are encouraged.

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

Resolution No. RS2015-292

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-077-001 is Disapproved. (6-0)"

6. 2015SP-078-001

HARVEST HILLS HOMES SP

Map 105-04, Parcel(s) 044-046

Council District 17 (Sandra Moore)

Staff Reviewer: Brett Thomas

A request to rezone from R6 to SP-R zoning for property located at 20, 22, and 24 N. Hill Street, approximately 100 feet west of Lincoln Street, (0.54 acres), to permit up to 10 residential units, requested by FMBC Investments, applicant; Harvest Hands CDC, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 10 dwelling units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 20, 22, and 24 N. Hill Street, approximately 100 feet west of Lincoln Street (0.54 acres), to permit up to 10 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. All lots are currently duplex eligible which would result in 6 units on 3 lots.

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Provides a Range of Housing Choices
- Supports infill development

The townhouses options are important to serve a wide range of people with different housing needs within the surrounding community. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure.

SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4NE) is intended to create and enhance urban neighborhoods that fit in with the general character of existing urban neighborhoods, 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 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.

Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Neighborhood Evolving Policy which supports the proposed residential form. Buildings are oriented to the street and open space and alley access already exists along the rear of the property.

PLAN DETAILS

The site is located at 20, 22, and 24 N. Hill Street, approximately 100 feet west of Lincoln Street. The site is approximately 0.54 acres in size. Two of the three properties are currently vacant.

Site Plan

The plan proposes a total of 10 attached residential units. There are six townhouse units fronting to N. Hill Street and four units fronting on an interior courtyard. A wide sidewalk provides connectivity for the rear courtyard units to access N Hill Street. A 5' Standard B buffer yard is proposed along the side property lines. Parking is located in the rear of the property, adjacent to the alley.

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.

ANALYSIS

The SP is consistent with the T4 Neighborhood Evolving policy and meets two critical planning goals. The 10 residential units will provide a variety of housing choices for the surrounding community in a pattern that fits in with the urban character.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

- For Preliminary and Amendment only. Final will require Grading Plan approval

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only.
- 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.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Prior to the Final SP include the following: 4' furnishing zone (behind the curb) and 5' sidewalk (in ROW), label the pavement width on N Hill and the alley.
- Depending on the width of N Hill St, applicant may be required to submit to Traffic and parking Commission to restrict parking along property frontage
- Prior to Final SP, coordinate the stormwater outfall with MPW and MWS. Point source discharge into the ROW is not permitted, may require a hard connection to the existing stormwater infrastructure.

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Comply with road comments. Landscaping shall not restrict sight distance at drives off alley.

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)	0.54	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)	0.54	-	10 U	96	8	11

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
-	-	-	+ 4 U	+38	+3	+4

METRO SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning district could generate two more students than what is typically generated under the existing R6 zoning district. Students would attend Whitsett Elementary School, Cameron Middle School, and Glenclyff High School. Whitsett Elementary and Glenclyff High have been identified as over capacity. There is no capacity for elementary students within the cluster; however, there is capacity within an adjacent cluster for high school students.

The fiscal liability for one elementary student is \$21,500. 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 up to 10 multi-family residential units.
2. Prior to building permit issuance, a plat must be recorded to consolidate the lots.
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 RM20-A zoning district as of the date of the application request or application.
4. The following design standards shall be added to the plan:
 - a. Building façades 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 shall be prohibited.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18"- 36" is required for all residential structures.
5. Screening of the parking lots shall be provided along the side property lines and must be approved by planning staff prior to the approval of any final site plan or building permit approval. Screening shall include an opaque fence. Landscaping shall be provided in front of the fence and shall meet 17.24.150 of the Metro Zoning Code.
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.

Resolution No. RS2015-293

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-078-001 is **Approved with conditions and disapproved without all conditions. (7-0)**”

CONDITIONS

1. Permitted land uses shall be limited to up to 10 multi-family residential units.
2. Prior to building permit issuance, a plat must be recorded to consolidate the lots.
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 RM20-A zoning district as of the date of the application request or application.
4. The following design standards shall be added to the plan:
 - a. Building façades 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 shall be prohibited.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18”- 36” is required for all residential structures.
5. Screening of the parking lots shall be provided along the side property lines and must be approved by planning staff prior to the approval of any final site plan or building permit approval. Screening shall include an opaque fence. Landscaping shall be provided in front of the fence and shall meet 17.24.150 of the Metro Zoning Code.
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.

7. 2015SP-079-001

1820 12TH AVENUE SOUTH SP

Map 105-09, Parcel(s) 170

Council District 17 (Sandra Moore)

Staff Reviewer: Brett Thomas

A request to rezone from R8 to SP-MU zoning for property located at 1820 12th Avenue S, on the northeast corner of 12th Avenue S and W Grove Avenue, (0.22 acres), to permit a mixed-use development with up to six residential units and 1,000 square feet of general office, requested by FMBC Investments, applicant and owner.

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

APPLICANT REQUEST

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

Preliminary SP

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 1820 12th Avenue S, on the northeast corner of 12th Avenue S and W Grove Avenue (0.22 acres), to permit a mixed-use development with up to six residential units and 1,000 square feet of general office.

Existing Zoning

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

- Creates Walkable Neighborhoods
- Supports Infill Development
- Provides a Range of Housing Options

This proposal meets three 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. Improved sidewalks to meet the requirements of the Major and Collector Street Plan are being provided along 12th Avenue S to create a more pedestrian friendly and walkable area. The live-work units provide a range of housing options not commonly seen in the area surrounding this development.

GREEN HILLS - MIDTOWN COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Mixed Use Corridor policy. The plan is providing for additional housing options within an urban area. Improvements to the sidewalk along 12th Avenue S will improve the pedestrian environment for existing and future residents.

PLAN DETAILS

The site is located at the northeast corner of 12th Avenue S and W Grove Avenue. The site is approximately 0.22 acres in size and includes an existing duplex.

Site Plan

The plan proposes up to six multi-family units and 1,000 square feet of general office uses within a live-work development. The four units fronting on 12th Avenue S each include 250 square feet of general office along the ground floor of 12th Avenue S. The two units fronting on W Grove Avenue are limited to strictly residential.

Each residential unit provides two garage parking spaces. Vehicular access to the residences is provided by an internal driveway connecting to the rear alley. Per Section 17.20.030 of the Zoning Code, additional parking is not required for the office component of the live-work development as the property is located within the UZO.

The applicant is proposing a 10' Standard C buffer yard along the eastern property line to buffer the existing single-family residential. In addition, sidewalks are being widened along the 12th Avenue S frontage to meet the requirements of the MCSP and to improve pedestrian circulation.

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.

ANALYSIS

The plan is consistent with the T4 Urban Mixed Use Corridor policy. The proposal enhances the development pattern of the urban neighborhood and provides a housing choice that is not widely available. The improvements to the sidewalks will improve the pedestrian connectivity.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

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

STORMWATER RECOMMENDATION

Approved

- For Preliminary and Amendment only. Final will require Grading Plan approval.

WATER SERVICES RECOMMENDATION

Approve with conditions

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

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Comply with MPW Traffic Engineer
- Submit a dimensioned site plan and include, at a minimum, the following: existing sidewalks widths, existing width of 12th Ave S and West Grove pavement, alley ROW width and pavement width, etc. ~ site plan indicates incorrect pavement widths (80' listed as pavement on 12th, dimension is closer to 60')
- Due to the existing bike lane on 12th Ave S, no parking is permitted on the curb side, indicate installation of No Parking signage, if not currently installed.
- Indicate the location of the recycling container. ~ as note to developer solid waste and recycling will be by private hauler.
- Prior to Final SP, coordinate the stormwater outfall with MPW and MWS. Point source discharge into the ROW is not permitted, may require a hard connection to the existing stormwater infrastructure.
- Indicate sidewalk extension to the eastern property line on West Grove.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.22	5.44 D	2 U*	20	2	3

*Based on one two-family lot.

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 (230)	0.22	-	6 U	46	5	5

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)	0.22	-	1,000 SF	11	2	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+37	+5	+4

METRO SCHOOL BOARD REPORT

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

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

The proposed SP-MU zoning district could generate four more students than what is typically generated under the existing R8 zoning district. Students would attend Julia Green Elementary School, J.T. Moore Middle School, and Hillsboro High School. Both Julia Green Elementary and J.T. Moore Middle have been identified as over capacity. There is no capacity for elementary and middle school students within the cluster.

The fiscal liability for one middle school and two elementary school students is \$69,000. This data is for informational purposes only and is not a condition of approval. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to up to 6 multi-family residential units and up to 1,000 square feet of general office.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the OR20-A zoning district as of the date of the application request or application.
3. The ground floor windows along 12th Avenue South shall be a minimum 9 feet in height to give the appearance of a greater floor height.
4. The following design standards shall be added to the plan:
 - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing for residential and 40% glazing for office.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
 - c. EIFS, vinyl siding and untreated wood shall be prohibited.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18"- 36" is required for all residential structures. Raised foundations are not required for the office units along 12th Avenue South.
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. 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.

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

Resolution No. RS2015-294

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-079-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

CONDITIONS

1. Permitted land uses shall be limited to up to 6 multi-family residential units and up to 1,000 square feet of general office.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the OR20-A zoning district as of the date of the application request or application.
3. The ground floor windows along 12th Avenue South shall be a minimum 9 feet in height to give the appearance of a greater floor height.
4. The following design standards shall be added to the plan:
 - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing for residential and 40% glazing for office.
 - b. Windows shall be vertically oriented at a ratio of 2:1 or greater, except for dormers.
 - c. EIFS, vinyl siding and untreated wood shall be prohibited.
 - d. Porches shall provide a minimum of six feet of depth.
 - e. A raised foundation of 18"- 36" is required for all residential structures. Raised foundations are not required for the office units along 12th Avenue South.
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. 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.

Subdivision: Final Plats

8. 2015S-083-001

JOHN HILL PROPERTY

Map 128, Parcel(s) 056

Council District 22 (Sheri Weiner)

Staff Reviewer: Lisa Milligan

A request for final plat approval to create four lots on property located at 7650 Sawyer Brown Road, approximately 225 feet south of Williamsport Court, zoned R20 (13.9 acres), requested by K & A Land Surveying, applicant; John Robert Hill, owner.

Staff Recommendation: Defer to the August 27, 2015, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015S-083-001 to the August 27, 2015, Planning Commission meeting. (7-0)

I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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

No Cases on this Agenda

J. RECOMMENDATIONS TO METRO COUNCIL

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

Zoning Text Amendments

9. 2015Z-015TX-001

BL2015-1255\Allen

Staff Reviewer: Brett Thomas

A request to add Section 17.12.120 of Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to permit the transfer of development rights from historic properties in Metropolitan Nashville as "sending" sites to designated "receiving" sites, requested by Councilmember Burkley Allen, applicant.

Staff Recommendation: Approve the staff proposed substitute ordinance.

APPLICANT REQUEST

Amend the text of the Zoning Ordinance related to transfer of development rights.

TEXT AMENDMENT

A request to add Section 17.12.120 of Title 17 of the Metropolitan Zoning Code to permit the transfer of development rights from historic properties in Metropolitan Nashville as "sending" sites to designated "receiving" sites.

PURPOSE

In 2001, the State of Tennessee enacted a law enabling counties and municipalities to permit the transfer of development rights. In March of 2007, the Metro Council adopted the first ordinance permitting the transfer of development rights, defined as undeveloped square footage. The ordinance focused solely on Downtown Nashville, as it was facing significant development pressure. Permitting the transfer of development rights allowed owners of historic structures or properties within downtown to realize the full value of their properties while continuing to preserve historic structures.

Metro Nashville has numerous properties outside of Downtown Code (DTC) area which are designated historically significant or eligible for the National Historic Register. Given the unprecedented growth in Metro Nashville, many of these properties are now facing similar development pressure.

The bill proposes to permit the transfer of development rights, which is limited to the undeveloped square footage on the property under the base zoning. The bill defines sending sites as properties outside of the DTC that are identified by the Metro Historical Commission as listed in the National Register of Historic Places (NR), eligible for listing in the National Register (NRE), or a Contributing property within a local historic overlay. In addition, the property must demonstrate excellent preservation of essential features and be in an overall good condition or have a plan approved by the Metro Historical Commission to restore the historic property.

Receiving sites are defined as any property within the Urban Services District having frontage on an arterial street or collector street or as otherwise approved by Special Exception in appropriate policy areas, as determined by the Planning Department.

The bill requires the owners of the sending site and the receiving site to file an application for transfer of development rights with the Department of Codes Administration. The conveyances of development rights require a written instrument signed by the owners of the sending site and the receiving site. If approved by the Department of Codes Administration, the instrument is recorded in the office of the Register of Deeds. The sending site forfeits any future claim for additional floor area ratio, square footage or other opportunity for increased intensity of development. All other applicable development standards, including, but not limited to, building heights, sky exposure planes, and building setbacks continue to apply to both the sending site and the receiving site.

The bill allows the property owners in areas intended to be low intensity to realize the value of their development entitlements by permitting the property owners to donate or sell the value of undeveloped square footage.

ANALYSIS

Staff is recommending approval of a substitute ordinance. In addition to excluding properties in DTC zoning as receiving sites, the substitute ordinance proposes to exclude single family and two family structures in R, RS, R-A, and RS-A zoning districts from eligibility as both sending and receiving sites. Excluding these structures and zoning districts prevents one and two-family residences from transferring undeveloped square footage. In addition, the substitute ordinance clarifies sending sites listed in the National Register of Historic Places or eligible for listing in the National Register must be contributing properties.

ZONING ADMINISTRATOR RECOMMENDATION

Approval of substitute ordinance

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

Approval of substitute ordinance

STAFF RECOMMENDATION

Staff recommends approval of the staff proposed substitute ordinance.

ORDINANCE NO. BL2015-1255

An ordinance to add Section 17.12.120 of Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to permit the transfer of development rights from historic properties in Metropolitan Nashville as "sending" sites to designated "receiving" sites, which is more particularly described herein (Proposal No 2015Z-015TX-001).

WHEREAS, in 2001, the State of Tennessee promulgated law enabling individual counties and municipalities to permit the transfer of development rights to achieve land use goals, as per Tennessee Code Annotated Sections 13-7-101 and 13-7-201.

WHEREAS, the transfer of development rights can relieve development pressure from areas intended to be low intensity while allowing property owners in the areas intended to be low intensity to realize the value of their development entitlements by permitting these property owners to donate or sell the value of undeveloped development rights.

WHEREAS, the Metropolitan Nashville Davidson County has numerous properties which have been designated historically significant or eligible for the National Historic Register by the Metropolitan Historical Commission.

WHEREAS, the transfer of development rights pursuant to sound community planning standards is hereby declared to be in accordance with the health, safety and welfare of Nashville/Davidson County because it furthers the protection of historic and culturally-relevant structures and districts at a time when this objective is made urgent by development pressures upon these structures and districts.

WHEREAS, the original ordinance defining Transfer of Development rights, which was written in 2007, focused solely on Downtown Nashville as it was facing significant development pressure and now many of sectors of Nashville are facing similar pressure.

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

SECTION 1. By amending Chapter 17.12 of the Metropolitan Zoning Code, "District Bulk Regulations" by adding Section 17.12.120 titled "Transfer of Development Rights" as follows:

A. Transfer of Development Rights for Historic Properties and Sites.

1. Purpose. The transfer of development rights provisions established by this section are intended to protect historic and culturally-relevant structures and sites, while allowing owners of these structures and sites to realize the value of their under-utilized development entitlements. This is accomplished by permitting property owners in "sending sites", defined in this section, to transfer, through sale or donation, all or part of the property's unused development rights (undeveloped square footage) to a "receiving site" as defined in this section, which is an area intended for higher-intensity development. The transfer of development rights provisions are established pursuant to the authority contained in Sections 13-7-101 and 13-7-201 of the Tennessee Code Annotated.

2. Definitions and Regulations. Transfer of development rights between sites is allowed as follows:

a. Transferrable Development Rights. The development rights available for transfer are the rights for the undeveloped square footage on the property under the base zoning.

b. Sending Sites. Properties outside of the DTC that meet the following standards may transfer development rights:

i. Identified by the Metro Historical Commission to be listed in the National Register of Historic Places (NR), eligible for listing in the National Register (NRE), or to be a Contributing property within a local historic overlay; and

ii. The historic property is well-preserved:

(1) presently demonstrates excellent preservation of the essential features that enable it to convey its historical identity and significance; and

(2) is in an overall good condition or the Metro Historical Commission has approved a preservation, restoration and/or rehabilitation plan based on the Secretary of Interior Standards established to restore the historic property to an overall good condition and provide for the excellent preservation of the essential features that enable it to convey its historical identity and significance.

c. Receiving Sites.

i. Location. Any property within the urban services district having frontage on an arterial street or collector street as shown on the adopted Major Street Plan or as otherwise approved by special exception in appropriate policy areas, as determined by the Planning Department.

d. Transfer Procedure. The procedure for a transfer of development rights must meet the following criteria:

i. Application. The owners of the sending site and the receiving site shall file an application for transfer of development rights with the Department of Codes Administration. The application shall be on a form provided by, and available from, the Department of Codes Administration and shall be a joint application for both the sending site and the receiving site. A fee may be assessed with the application.

ii. Recording the Transfer of Development Rights. The conveyances of development rights from the sending site to the receiving site shall be in writing in an instrument that shall be signed by the owners of the sending site and the receiving site and shall be submitted to the Department of Codes Administration to ensure that the transfer of development rights meets all of the requirements of this section. Once it is determined that the transfer of development rights meets the requirements of this section, the Department of Codes Administration shall approve the application and such approval shall be entered in writing on the document by the director or by a designee of the Department of Codes Administration. At that point, the instrument shall be recorded in the office of the register of deeds. This instrument shall include the total square footage permitted on the sending site and the receiving site by the base zoning, square footage transferred from the sending site, and the or square footage of development that remains for the sending site. Once the instrument is recorded, the sending site shall forfeit any future claim for additional floor area ratio, square footage or other opportunity for increased intensity of development. The transferred development rights shall be noted on any future plat(s), deed(s) or other relevant instruments.

3. Other Development Standards. For receiving sites, the transferred development rights shall be in addition to those currently permitted by the receiving site's base zoning district. All other applicable development standards, including, but not limited to, building heights, sky exposure planes, and building setbacks shall continue to apply to both the sending site and the receiving site. The assessment of whether the transferred development rights can be accommodated within the receiving site's existing applicable development standards is the responsibility of the owners of the receiving sites.

4. Conflict with Provisions of Zoning Code. If there is a conflict between the development rights considered in this section and any other part of the Zoning Code, these provisions shall prevail.

SECTION 2. BE IT FURTHER ENACTED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Burkley Allen

STAFF PROPOSED SUBSTITUTE ORDINANCE NO. BL2015-1255

An ordinance to add Section 17.12.120 of Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to permit the transfer of development rights from historic properties in Metropolitan Nashville as "sending" sites to designated "receiving" sites, which is more particularly described herein (Proposal No 2015Z-015TX-001).

WHEREAS, in 2001, the State of Tennessee promulgated law enabling individual counties and municipalities to permit the transfer of development rights to achieve land use goals, as per Tennessee Code Annotated Sections 13-7-101 and 13-7-201.

WHEREAS, the transfer of development rights can relieve development pressure from areas intended to be low intensity while allowing property owners in the areas intended to be low intensity to realize the value of their development entitlements by permitting these property owners to donate or sell the value of undeveloped development rights.

WHEREAS, the Metropolitan Nashville Davidson County has numerous properties which have been designated historically significant or eligible for the National Historic Register by the Metropolitan Historical Commission.

WHEREAS, the transfer of development rights pursuant to sound community planning standards is hereby declared to be in accordance with the health, safety and welfare of Nashville/Davidson County because it furthers the protection of historic and culturally-relevant structures and districts at a time when this objective is made urgent by development pressures upon these structures and districts.

WHEREAS, the original ordinance defining Transfer of Development rights, which was written in 2007, focused solely on Downtown Nashville as it was facing significant development pressure and now many of sectors of Nashville are facing similar pressure.

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

SECTION 1. By amending Chapter 17.12 of the Metropolitan Zoning Code, "District Bulk Regulations" by adding Section 17.12.120 titled "Transfer of Development Rights" as follows:

A. Transfer of Development Rights for Historic Properties and Sites.

1. Purpose. The transfer of development rights provisions established by this section are intended to protect historic and culturally-relevant structures and sites, while allowing owners of these structures and sites to realize the value of their under-utilized development entitlements. This is accomplished by permitting property owners in "sending sites", defined in this section, to transfer, through sale or donation, all or part of the property's unused development rights (undeveloped square footage) to a "receiving site" as defined in this section, which is an area intended for higher-intensity development. The transfer of development rights provisions are established pursuant to the authority contained in Sections 13-7-101 and 13-7-201 of the Tennessee Code Annotated.

2. Definitions and Regulations. Transfer of development rights between sites is allowed as follows:

a. Transferrable Development Rights. The development rights available for transfer are the rights for the undeveloped square footage on the property under the base zoning.

b. Sending Sites. Properties outside of the DTC, excluding single family and two family structures in R, RS, R-A, and RS-A, that meet the following standards may transfer development rights:

i. Identified by the Metro Historical Commission as a contributing property listed in the National Register of Historic Places (NR), a contributing property eligible for listing in the National Register (NRE), or a contributing property within a local historic overlay; and

ii. The historic property is well-preserved:

(1) presently demonstrates excellent preservation of the essential features that enable it to convey its historical identity and significance; and

(2) is in an overall good condition or the Metro Historical Commission has approved a preservation, restoration and/or rehabilitation plan based on the Secretary of Interior Standards established to restore the historic property to an overall good condition and provide for the excellent preservation of the essential features that enable it to convey its historical identity and significance.

c. Receiving Sites.

i. Location. Any property within the urban services district, excluding DTC, R, RS, R-A, and RS-A, having frontage on an arterial street or collector street as shown on the adopted Major Street Plan or as otherwise approved by special exception in appropriate policy areas, as determined by the Planning Department.

d. Transfer Procedure. The procedure for a transfer of development rights must meet the following criteria:

i. Application. The owners of the sending site and the receiving site shall file an application for transfer of development rights with the Department of Codes Administration. The application shall be on a form provided by, and available from, the Department of Codes Administration and shall be a joint application for both the sending site and the receiving site. A fee may be assessed with the application.

ii. Recording the Transfer of Development Rights. The conveyances of development rights from the sending site to the receiving site shall be in writing in an instrument that shall be signed by the owners of the sending site and the receiving site and shall be submitted to the Department of Codes Administration to ensure that the transfer of development rights meets all of the requirements of this section. Once it is determined that the transfer of development rights meets the requirements of this section, the Department of Codes Administration shall approve the application and such approval shall be entered in writing on the document by the director or by a designee of the Department of Codes Administration. At that point, the instrument shall be recorded in the office of the register of deeds. This instrument shall include the total square footage permitted on the sending site and the receiving site by the base zoning, square footage transferred from the sending site, and the or square footage of development that remains for the sending site. Once the instrument is recorded, the sending site shall forfeit any future claim for additional floor area ratio, square footage or other opportunity for increased intensity of development. The transferred development rights shall be noted on any future plat(s), deed(s) or other relevant instruments.

3. Other Development Standards. For receiving sites, the transferred development rights shall be in addition to those currently permitted by the receiving site's base zoning district. All other applicable development standards, including, but not limited to, building heights, sky exposure planes, and building setbacks shall continue to apply to both the sending site and the receiving site. The assessment of whether the transferred development rights can be accommodated within the receiving site's existing applicable development standards is the responsibility of the owners of the receiving sites.

4. Conflict with Provisions of Zoning Code. If there is a conflict between the development rights considered in this section and any other part of the Zoning Code, these provisions shall prevail.

SECTION 2. BE IT FURTHER ENACTED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Mr. Thomas presented the staff recommendation of approval of the staff proposed substitute ordinance.

Council Lady Allen spoke in favor of the application and asked for approval.

Margo Chambers, 3803 Princeton Ave, spoke in opposition to the application because it was not part of the NashvilleNext process. Something this large shouldn't be an amendment to something that was just adopted.

Mr. Sloan clarified that this is not an amendment to NashvilleNext.

Council Lady Allen noted she is willing to step back and discuss this more but would appreciate an approval.

Chairman McLean closed the Public Hearing.

Ms. LeQuire and Councilman Hunt spoke in favor of staff recommendation.

Mr. Haynes moved and Mr. Dalton seconded the motion to approve the staff proposed substitute ordinance. (6-0)

Resolution No. RS2015-295

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-015TX-001 has Approved the staff proposed substitute ordinance. (6-0)"

K. PLANNING COMMISSION ACTIONS

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

Subdivision: Concept Plans

10. 2015S-110-001

THE COTTAGES OF VISTA (CONCEPT PLAN)

Map 049, Parcel(s) 155-156, 316
Council District 03 (Walter Hunt)
Staff Reviewer: Lisa Milligan

A request for concept plan approval to create 47 lots for properties located at 515 and 520 Green Lane and Green Lane unnumbered, on the north side of Green Lane, approximately 100 feet west of Tisdale Drive, zoned R10 (15.5 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant for Cornerstone Land Company, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Create 47 lots.

Concept Plan

A request for concept plan approval to create 47 lots with 11 two-family lots for a total of 58 units for properties located at 515 and 520 Green Lane and Green Lane unnumbered, on the north side of Green Lane, approximately 100 feet west of Tisdale Drive, zoned One and Two-Family Residential (R10) (15.5 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 67 lots with 16 duplex lots for a total of 83 units.*

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The request is to subdivide three parcels into 47 lots with 11 two-family lots for a total of 58 units. The property is located north of Green Lane and east of Whites Creek Pike. The property is currently vacant.

Site Plan

The plan proposes 36 single-family residential lots and 11 two-family residential lots for a total of 58 residential units. All lots are at least 10,000 square feet in size, which meets the standards required by the Zoning Code for R10. Two Open Space areas are proposed for possible detention.

The lots that front along Green Lane have a platted front setback of 65'. All other setbacks will be as per the standards of the Zoning Ordinance. A four foot wide grass strip and five foot wide sidewalk is proposed along Green Lane and all new streets, as this site falls within the Urban Services District.

Vehicular access will be provided through connections to existing stubs of Deer Meadows Drive, Shady Side Drive, and an existing right-of-way from Tisdall Drive. A new access will also be provided from Green Lane. Future potential connections are planned to the south from Deer Meadows Drive and to the west from Road "B".

ANALYSIS

The property proposed for development is located within the Bourdeaux-Whites Creek Community plan area and was one of the eleven areas that the Planning Commission voted to defer at the time of the adoption of NashvilleNext. The policy at that time was T3 Suburban Neighborhood Maintenance. Planning Staff is recommending that this area remain as T3 Suburban Neighborhood Maintenance. If the Planning Commission changes the policy, the application is still reviewed under the current Subdivision Regulations, which do not take policy into account for rural subdivisions. If this concept plan is approved and the Subdivision Regulations are amended to require rural subdivisions to be consistent with policy, all future subdivision applications (final site plan and final plat) will be reviewed for consistency with the approved subdivision, unless the concept plan expires. Water and sewer service is currently available for the property from existing lines adjacent to the property. Required construction plans will be for the tie-in to the existing lines.

There are several lots within this subdivision that must meet the standards of the compatibility requirement as they are on streets with existing lots. Lots 18 – 22 must meet the compatibility requirements. Lots 18-21 must have a minimum of 70 feet of street frontage and a minimum lot size of 10,316 square feet. All lots meet this standard. Lot 22 must have a minimum of 72 feet of street frontage and a minimum lot size of 10,200 square feet. Lot 22 meets this standard.

The two-family lots have been dispersed throughout the development to provide for a diversity of housing types. Several existing stub streets have been extended and two new future connections have been established with this layout. The proposed development is consistent with the existing development pattern in the area and continues the type of development that currently exists.

Staff is recommending the elimination of the two future stub-streets to the properties along the western boundary since the Community Plan calls for Rural Maintenance Policy on those properties to the west.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

- Hydrants shall be located within 500' of all parts of every structure via approved hard-surfaced roads. 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

Approved with conditions

- Change FEMA panel from 202 to 206.

PUBLIC WORKS RECOMMENDATION

Conditions if approved

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

TRAFFIC AND PARKING RECOMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Concept Plan only. Public water and sewer construction plans must be submitted and approved prior to Final Site Plan/Final Plat approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Comply with all requirements of reviewing agencies.
2. Development plan and final plat shall exclude the two future stub streets along the western property boundary, as the Community Plan policy calls for Rural Maintenance on those properties.

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

Resolution No. RS2015-296

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-110-001 is Approved with conditions. (7-0)"

CONDITIONS

1. Comply with all requirements of reviewing agencies.
2. Development plan and final plat shall exclude the two future stub streets along the western property boundary, as the Community Plan policy calls for Rural Maintenance on those properties.

Subdivision: Final Plats

11. 2015S-103-001

KENMORE PLACE, RESUB

Map 072-07, Parcel(s) 165

Council District 07 (Anthony Davis)

Staff Reviewer: Latisha Birkeland

A request for final plat approval to create four lots on property located at 1229 McGavock Pike, approximately 575 feet east of Kenmore Court, zoned RS7.5 (1.64 acres), requested by Clint T. Elliott, applicant; Eastwood Baptist Church, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Create four lots.

Final Plat

A request for final plat approval to create four lots on property located at 1229 McGavock Pike, approximately 575 feet east of Kenmore Court, zoned Single-Family Residential District (RS7.5) (1.64 acres).

Existing Zoning

Single-Family Residential District (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 12 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed subdivision creates an infill housing opportunity in an area that served by existing 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. The subdivision requires a minimum building setback line along Kenmore Place and a height limitation that will ensure infill development compatible with the surrounding character of the community.

PLAN DETAILS

The proposed subdivision does meet the infill compatibility analysis that is outlined in Section 3-5.2 of the Subdivision Regulations.

Proposed Lots

- Lot 1: 10,491 Sq. Ft., (0.240 Acres), and 86.68 Ft of frontage
- Lot 2: 10,491 Sq. Ft., (0.240 Acres), and 86.68 Ft of frontage
- Lot 3: 49,989 Sq. Ft., (1.148 Acres), and 109.90 Ft of frontage
- Lot 4: 21,994 Sq. Ft., (0.505 Acres), and 90.00 Ft of frontage

The above lot frontages and square footages are based on the plat as shown. The plat proposes four lots, two lots fronting Kenmore Place and two lots fronting McGavock Pike. The existing church on Lot 3 and house in Lot 4 are to remain. Sidewalks are proposed and a note is included on the plat indicating that no building permit will be issued on any of the lots until the required sidewalk is constructed.

ANALYSIS

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Urban Neighborhood Maintenance policy area. Lot 1 and Lot 2 are compared to lots along Kenmore Place. Lot 3 and Lot 4 are compared to lots along McGavock Pike. All proposed lots meet the required frontage and area.

Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

Zoning Code

Proposed lots meet the minimum standards of the RS7.5 zoning district.

Street Frontage

Proposed lots have frontage on a public street.

Density

The T4 Urban Neighborhood Maintenance policy no longer includes density limitations.

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.

Lot 1 Frontage Analysis	
Minimum Proposed	86.68'
70% of Average	36.40'
Smallest Surrounding Parcel	35'

Lot 2 Frontage Analysis	
Minimum Proposed	86.68'
70% of Average	36.40'
Smallest Surrounding Parcel	35'

Lot 3 Frontage Analysis	
Minimum Proposed	90.00'
70% of Average	48.3'
Smallest Surrounding Parcel	50'

Lot 4 Frontage Analysis	
Minimum Proposed	109.99'
70% of Average	53.20'
Smallest Surrounding Parcel	50'

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.

Lot 1 Size Analysis	
Minimum Proposed	10,491 SF
70% of Average	9,452.52 SF
Smallest Surrounding Parcel	7,405.20 SF

Lot 2 Size Analysis	
Minimum Proposed	10,491 SF
70% of Average	9,452.52 SF
Smallest Surrounding Parcel	7,405.20 SF

Lot 3 Size Analysis	
Minimum Proposed	21,994 SF
70% of Average	21,039 SF
Smallest Surrounding Parcel	21,780 SF

Lot 4 Size Analysis	
Minimum Proposed	49,989 SF
70% of Average	16,557 SF
Smallest Surrounding Parcel	12,196 SF

3. Street Setback: Lot 1 and Lot 2 shall have a minimum building setback of 55 feet, consistent with the neighboring houses. No parking shall be permitted within the street setback along Kenmore Place.

4. Lot Orientation: Lot 1 and Lot 2 will be orientated to Kenmore Place. Lot 3 and Lot 4 will be orientated to McGavock Place.

Harmony of Development

The proposed subdivision does meet the Community Character criteria. The applicant has proposed several conditions ensure that the proposed plat is harmonious with the neighborhood: prohibiting parking in the front setback and limiting the building height to a maximum height of two stories within 35 feet in height, to the roofline.

NES RECOMMENDATION

Approved

- Add 10 foot P.U.E. as shown on plat

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

No exception taken

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff finds that the proposed final plat meets compatibility requirements as identified in the Subdivision Regulations; therefore staff recommends approval with conditions.

CONDITIONS

1. Lot 1 and 2 shall have a minimum front setback of 55 feet.
2. The maximum of all structures shall not exceed two stories within 35 feet in height, to the roofline.
3. Add "See Note 19" to Lots 1-4.

4. Sidewalks are required. The total payment for this proposal is \$35,841.00 (\$ 96 per linear foot x 373.35 feet) and would apply to Pedestrian Benefit Zone 2-A. Prior to the plat being recorded one of the following must take place:
 - a. Submit bond application for the sidewalk and post bond with the Planning Department.
 - b. Submit payment in-lieu of construction to the Planning Department (please see above for details on required fee).
 - c. Construct sidewalk and have it accepted by Public Works.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone (2-A), in a location to be determined in consultation with the Public Works Department.

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

Resolution No. RS2015-297

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-103-001 is **Approved with conditions. (7-0)**”

CONDITIONS

1. Lot 1 and 2 shall have a minimum front setback of 55 feet.
2. The maximum of all structures shall not exceed two stories within 35 feet in height, to the roofline.
3. Add “See Note 19” to Lots 1-4.
4. Sidewalks are required. The total payment for this proposal is \$35,841.00 (\$ 96 per linear foot x 373.35 feet) and would apply to Pedestrian Benefit Zone 2-A. Prior to the plat being recorded one of the following must take place:
 - a. Submit bond application for the sidewalk and post bond with the Planning Department.
 - b. Submit payment in-lieu of construction to the Planning Department (please see above for details on required fee).
 - c. Construct sidewalk and have it accepted by Public Works.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone (2-A), in a location to be determined in consultation with the Public Works Department.

Downtown Code

12. 2015DTC-001-001

222 BUILDING ADDITIONAL HEIGHT REQUEST

Map 093-06-4, Parcel(s) 095-096, 098-100, 106
 Council District 19 (Erica S. Gilmore)
 Staff Reviewer: Andrew Collins

A request for a modification for overall height, for property located at 201, 209, and 217 1st Avenue South, and 206, 216, and 222 2nd Avenue South, zoned DTC and within the SoBro subdistrict, to permit a 25 story mixed-use office building totaling 305’, where 15 stories is permitted by right and 30 stories is the permitted bonus height maximum requested by Southeast Land Strategies LLC (an affiliate of Hines), applicant; CBT Partnership, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Modification to the overall height standards of the DTC, SoBro Subdistrict, to allow approximately 10 feet of additional building height above an existing approval of a 295’-3” building height.

Modification to overall height

A request for a modification for overall height, for property located at 201, 209, and 217 1st Avenue South, and 206, 216, and 222 2nd Avenue South, zoned DTC and within the SoBro subdistrict, to permit a 25 story mixed-use office building totaling 305’, where 15 stories is permitted by right and 30 stories is the permitted bonus height maximum.

Existing Zoning

Downtown Code (DTC) is the underlying base zoning and is designed for a broad range of residential and non-residential activities associated with an economically healthy, socially vibrant, and sustainable Downtown.

Downtown Community Plan & Policy

T6 Downtown Neighborhood is intended to preserve and create diverse Downtown neighborhoods that are compatible with the general character of surrounding historic developments and the envisioned character of new Downtown development, while fostering appropriate transitions from less intense areas of Downtown neighborhoods to the more intense Downtown Core policy area. T6 Downtown Neighborhood Areas contain high density residential and mixed use development.

SoBro Neighborhood is intended to be a high-intensity, mixed use neighborhood emphasizing cultural, entertainment, and residential uses while accommodating some office uses. The goals included below encourage SoBro to develop as a distinctive, architecturally eclectic neighborhood with tall buildings with some sheer walls along certain streets, as well as some “stepped back” buildings to create a variety of viewsheds and allow for light and air circulation throughout the neighborhood. Overall, development in SoBro should emphasize a comfortable and lively pedestrian environment for residents and visitors.

Consistent with Policy?

Yes. The additional height of up to approximately 10' (25 stories totaling 305') is in keeping with the intent of the policy for encouraging high intensity mixed-use development. The overall project also provides an enhanced streetscape, and steps-down in height to the historically designated (Worthy of Conservation) Liggett Building, located at the corner of 2nd Avenue South and Demonbreun Street.

BACKGROUND

The proposed project received DTC/MDHA Design Review Committee approval to construct 24 story mixed office building totaling 295'-3" in height on March 3, 2015. It was determined by the DTC/MDHA DRC that the project would be within the by-right Bonus Height Program entitlement of 300' maximum building height for the SoBro subdistrict location between 1st and 2nd Avenues. The project proposed to utilize LEED Silver designation, Underground Parking, and Pervious Surface provisions for the Bonus Height Program for up to eight bonus stories totaling 24 stories and 295'-3".

Subsequent to this approval, the Downtown Code has since been amended to update the Bonus Height Program Chart to 30 stories of Max Bonus Height for this location, in order to create consistency across the DTC by measuring height in stories, rather than feet. Additionally it was also amended to include an overall height modification process.

Overall Height Modification:

- To construct a 25 story mixed-use office building totaling 305', where 15 stories is permitted by-right and 30 stories is the permitted bonus height maximum.
- The Executive Director has found that reasonable effort has been made to utilize the Bonus Height Program. Specifically the project will utilize LEED Silver and Pervious Surface Bonus Height Program provisions of the DTC.

Due to the level of the water table on this site, the applicant has proposed to redesign the building from the original March 3, 2015, MDHA DRC approved site plan. The original basement level parking garage has been shifted to a new level of above grade parking in order to avoid hitting the water table necessitating a 25th story (totaling 305' of building height), and the modification request for overall building height.

ANALYSIS

The Modification request consists of approximately 10 feet of additional height above the current approved entitlement of 295'-3". The timing of the DTC text amendments (impacting the bonus height chart), combined with the re-opening of the development review process due to site constraints, has resulted in the modification request for overall height.

Based upon these facts, and on the proposed Bonus Height Utilization proposed by the applicant, the Executive Director has determined that reasonable efforts have indeed been made to use the Bonus Height Program. In addition the applicant has indicated that they have provided notices to property owners within 300' and will hold a community meeting on August 12, 2015, as required.

The proposed development would provide sidewalk and streetscape improvements that exceed the Major and Collector Street Plan. Specifically on 1st Avenue South where a 14'-15' streetscape zone is proposed, and only 12' is required. They are also providing up to an additional 4' of furnishing zone along this frontage. This frontage is located across from the new amphitheater and Riverfront Park, allowing for greater pedestrian access, and activity at the street level. Additionally all four street frontages of the proposed development will include retail space to further activate the street.

The building proposes to step-back after the podium levels by over 50' from the 1st Avenue South (and Riverfront Park) frontage, giving the park and amphitheater more light and air, than what the 15' step-back standard requires.

The building also steps-down in height to the historically designated (Worthy of Conservation) Liggett Building, located at the corner of 2nd Avenue South and Demonbreun Street. The building height scales down to a 3 story height, an appropriate relationship to context of the Liggett building, the 2nd and Broadway corridor, as well as the new Riverfront Park. Moreover the upper level parking structure is proposed to be fully clad with an architectural treatment that complements the building aesthetic, and that is fully enclosed and mechanically ventilated.

MDHA RECOMMENDATION

The site is located within the Rutledge Hill Redevelopment District. The MDHA Design Review Committee reviewed and approved the revised building height of 305' on August 4, 2015.

STAFF RECOMMENDATION

Staff recommends approval with conditions. The overall height modification request is consistent with the DTC's standards for exceptional design, based on the project's wide sidewalks and streetscape, the active retail ground floor uses, and the reduction in scale of the building in relationship to the surrounding context of the historic Liggett building, the 2nd & Broadway corridor, and the Riverfront Park.

CONDITIONS

1. Streetscape dimensions proposed shall not be reduced.
2. Parking structure cladding and architectural facade treatment shall integrate with the overall building design, and complement the surrounding context including the Riverfront Park and amphitheater.
3. Bonus Height must be certified by the Planning Commission before building permits, per the Downtown Code.

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

Resolution No. RS2015-298

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

CONDITIONS

1. Streetscape dimensions proposed shall not be reduced.
2. Parking structure cladding and architectural facade treatment shall integrate with the overall building design, and complement the surrounding context including the Riverfront Park and amphitheater.
3. Bonus Height must be certified by the Planning Commission before building permits, per the Downtown Code.

L. OTHER BUSINESS

13. New employee contract for Brandon Burnette.

Approve (7-0), Consent Agenda

Resolution No. RS2015-299

“BE IT RESOLVED by The Metropolitan Planning Commission that the New employee contract for Brandon Burnette is **Approved. (7-0)**”

14. Set public hearing for November 12, 2015, for Subdivision Regulation Amendments.

Approve (7-0), Consent Agenda

Resolution No. RS2015-300

“BE IT RESOLVED by The Metropolitan Planning Commission that the Public hearing for November 12, 2015, for Subdivision Regulation Amendments is **Approved. (7-0)**”

15. Resolution authorizing the expenditure of \$50,000 from the FY2016 Advance Planning and Research Fund for an Inclusionary Housing Feasibility and Policy Study between the Metropolitan Planning Commission and Economic & Planning Systems, Inc.

Approve (7-0), Consent Agenda

Resolution No. RS2015-301

“BE IT RESOLVED by The Metropolitan Planning Commission that the Resolution authorizing the expenditure of \$50,000 from the FY2016 Advance Planning and Research Fund for an Inclusionary Housing Feasibility and Policy Study between the Metropolitan Planning Commission and Economic & Planning Systems, Inc. is **Approved. (7-0)**”

16. Historic Zoning Commission Report
17. Board of Parks and Recreation Report
18. Executive Committee Report

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

Approve (7-0), Consent Agenda

Resolution No. RS2015-302

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

20. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

August 13, 2015

MPC Meeting

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

Location change for the following MPC meeting:

August 27, 2015

4 pm, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

Location change for the following MPC meeting:

September 10, 2015

4 pm, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

September 24, 2015

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

N. ADJOURNMENT

The meeting adjourned at 7:16 p.m.

Chairman

Secretary



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

Date: August 13, 2015
To: Metropolitan Nashville-Davidson County Planning Commissioners
From: J. Douglas Sloan III
Re: Executive Director's Report

The following items are provided for your information.

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

1. Planning Commission Meeting:
 - a. Attending: McLean, Haynes, Dalton, LeQuire, Blackshear, Hunt
 - b. Leaving Early: Adkins
 - c. Absent: Clifton, Farr, Gee
2. Legal Representation – Susan Jones and Emily Lamb will be attending

B. Executive

1. Planning Commission retreat is scheduled for 9:00am on Saturday, August 29th, at the Downtown Library, Civil Rights room.

C. Communications

1. Working on Council guidebooks, references for new and current Councilmembers outlining planning and development related services and activities.

D. Community Planning and Design Studio

1. Brenda Diaz will be leaving the Design Studio in mid-September which will open a position in the Design Studio for a Planner I at that time.

E. Land Development

1. Brandon Burnette will be starting August 24th as the Senior Planner in Land Development. While his customer service skills were extremely valuable to the department, this role will allow the department to better utilize his vast knowledge of development regulations and issues, and his problem solving skills. Other Land Development planners will continue to rotate at the Planning counter in the Development Services Center.

Administrative Approved Items and Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 8/6/2015**.

APPROVALS	# of Applics	# of Applics '15
Specific Plans	3	18
PUDs	1	2
UDOs	2	6
Subdivisions	5	45
Mandatory Referrals	9	100
Grand Total	20	171

SPECIFIC PLANS (finals only): MPC Approval						
Finding: Final site plan conforms to the approved development plan.						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
4/2/2015 13:25	7/17/2015	APADMIN	2014SP-041-002	ELEMENT PHASE 1	A request for final site plan approval for properties located at 1119 and 1121 Sigler Street, at the southeast corner of Sigler Street and 13th Avenue South, zoned SP (0.34 acres), to permit nine townhomes, requested by Barge, Cauthen & Associates, applicant; Gulchetto Enterprises, LLC, owner.	19 (Erica S. Gilmore)
4/2/2015 11:41	7/21/2015	RECOM APPR	2014SP-065-002	PDG GERMANTOWN (FINAL)	A request for final site plan approval for properties located at 1309 3rd Avenue North and 1304 4th Avenue North, north of Monroe Street and located within the Germantown Historic Preservation Overlay District, (2.72 acres), to permit up to 245 multifamily units, requested by Littlejohn, applicant; PDG Germantown Apartments, LLC, owner.	19 (Erica S. Gilmore)
5/14/2015 10:41	7/28/2015	APADMIN	2009SP-031-005	BURKITT VILLAGE (FINAL, PHASE 3, 5, 7, 8, AND 9)	A request for final site plan approval for a portion of the Burkitt Village Specific Plan District for a portion of property located at 6887 Burkitt Road, approximately 6,250 feet east of Nolensville Pike (27.97 acres), zoned SP, to permit 122 single-family lots, requested by Anderson, Delk, Epps and Associates, Inc., applicant; Y & H Partnership, G.P., owner.	31 (Fabian Bedne)

URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval

Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
12/29/2014 9:31	7/28/2015	RECOM APPR	2005UD-006-010	31ST & LONG BOULEVARD UDO (BURCH AVENUE DEVELOPMENT)	A request for final site plan approval for a portion of the 31st Avenue and Long Boulevard Urban Design Overlay District for properties located at 310 31st Avenue North and 2906, 2910 and 2912 Burch Avenue, at the northeast corner of 31st Avenue North and Burch Avenue, (0.69 acres), to permit 80 multifamily dwelling units, zoned MUL and OG, requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; LLU Opus 31, LLC, owner.	21 (Edith Taylor Langster)
5/14/2015 11:49	8/6/2015	RECOM APPR	2005UD-006-015	MASON ROWHOUSES	A request for final site plan approval for property located at 3145 Long Boulevard, at the northeast corner of the intersection of Long Boulevard and Mason Avenue, zoned RM40 and within the 31st Ave. and Long Blvd. Urban Design Overlay district (0.28 acres), to permit a ten attached residential units, requested by Smith Gee Studio, applicant and McGowan Family Limited Partnership, owner.	21 (Edith Taylor Langster)

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
7/14/2014 13:41	7/21/2015	RECOM APPR	2003P-010-003	JARDIN DE BELLE (REVISION LOTS 15 & 17)	A request to revise the preliminary plan and for final site plan approval for a portion of the Jardin de Belle Planned Unit Development Overlay District on properties located at 660 and 668 Belle Park Circle, on the north side of Forrest Park Drive, zoned R8 (0.5 acres), to revise lot lines between lots 15 and 17, requested by Jesse Walker Engineering, applicant; Thomas Black, Maureen Cassidy and Gerald Klufft, owners.	34 (Carter Todd)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
7/8/2015 13:19	7/20/2015	RECOM APPR	2015M-027PR-001	ADVENTURE SCIENCE CENTER LEASE AGREEMENT	A request to approve a lease agreement by and between The Metropolitan Government of Nashville and Davidson County acting by and through its Board of Parks and Recreation and The Adventure Science Center, for the lease of property at Ft. Negley Park, requested by the Metro Legal Department.	17 (Sandra Moore)
7/10/2015 13:20	7/22/2015	RECOM APPR	2015M-017EN-001	HRT OF TENNESSEE AERIAL ENCROACHMENT	A request to allow an encroachment comprised of an elevated pedestrian bridge encroaching the public right-of-way for properties located at 2005, 2007, 2011, 2013, 2015, 2017, and 2019 Hayes Street, requested by Littlejohn Engineering Associates, applicant; HRT of Tennessee, Inc., owner.	21 (Edith Taylor Langster)
7/13/2015 14:33	7/23/2015	RECOM APPR	2015M-038ES-001	VILLAGE 21 PHASE 1	A request to accept 340 linear feet of 10 inch sanitary sewer main and easement, acceptance of proposed 10 inch sanitary sewer main, the installation of three new sewer manholes and abandonment of 162 linear feet of 10 inch VCP sanitary sewer main, on properties located at 1604 21st Avenue and 2020 Wedgewood Avenue (Project No. 15-SL-82), requested by Metro Water Services, applicant; Fifth Third Bank and Catherine Morse, owners.	17 (Sandra Moore)
7/20/2015 14:12	7/27/2015	RECOM APPR	2015M-028PR-001	WILSON PROPERTIES	A request to authorize the Director of Public Property Administration to exercise an option to purchase two parcels of property for use in the public park and greenway system by The Metropolitan Government of Nashville and Davidson County, requested by the Metro Legal Department, applicant; Donna Wilson, owner.	33 (Robert Duvall)
7/21/2015 15:45	7/28/2015	RECOM APPR	2015M-039ES-001	WELCH PROPERTY EASEMENT	A request to abandon 726 linear feet of existing sanitary sewer main and the construction of 1,286 linear feet of eight inch PVC sewer and 196 linear feet of eight D.I.P. sewer and eight new manholes assemblies, on properties located at 3606 and 3622 West End Avenue and 151 Craighead Avenue (Project No. 15-SL-138), requested by Metro Water Services, applicant; Welch College, owner.	24 (Jason Holleman)

MANDATORY REFERRALS: MPC Approval (Cont.)

7/23/2015 10:15	7/28/2015	RECOM APPR	2015M- 029PR- 001	GILBERT PROPERTY	A request to authorize the Director of Public Property Administration to exercise an option to purchase three parcels of property for use in the public park and greenway system by The Metropolitan Government of Nashville and Davidson County, requested by the Metro Legal Department, applicant; Harris Gilbert, owner.	01 (Lonnell Matthews, Jr.)
7/27/2015 11:59	8/4/2015	RECOM APPR	2015M- 040ES- 001	5212 TENNESSEE AVENUE	A request to abandon a portion of an abandoned right-of-way on 53rd Avenue North and to abandon retained easement rights (previously retained in Council Ordinance 80-348) on property located at 5212 Tennessee Avenue, requested by Metro Water Services, applicant; Charles Wicks and Deena Hicklen, owners.	20 (Buddy Baker)
7/24/2015 11:05	8/4/2015	RECOM APPR	2015M- 018EN- 001	JIMMY JOHN'S AERIAL ENCROACHMENT	A request to allow an encroachment comprised of a double-faced illuminated projecting sign encroaching the public right-of-way for property located at 207 3rd Avenue S, requested by Jim Rowan, applicant; Encore Phase I Development Company, LLC, owner.	19 (Erica S. Gilmore)
7/28/2015 7:44	8/6/2015	RECOM APPR	2015M- 020AB- 001	UNNAMED ROAD R.O.W. ABANDONMENT	A request to abandon an unimproved, Unnamed right-of-way (utilities to be retained) on property located between 2952 and 2956 Primrose Circle, requested by Jason Clifton, applicant; William and Stephanie Brooks and Jason Clifton, owners.	18 (Burkley Allen)

INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval

Finding: Final site plan conforms to the approved campus master development plan and all other applicable provisions of the code.

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

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
8/28/2013 10:43	7/17/2015	APADMIN	2013S-164-001	ADDITION TO SUGAR VALLEY, PH 5	A request for final plat approval to create nine lots on property located at 6340 Campton Road, at the current terminus of Campton Road, zoned RS10 (3.38 acres), requested by Hurley-Y, owner; Anderson, Delk, Epps & Associates, Inc., applicant.	31 (Fabian Bedne)
7/14/2014 13:39	7/21/2015	APADMIN	2014S-166-001	JARDIN DE BELLE, RESUB LOTS 15 & 17	A request for final plat approval to shift lot lines between two lots located within the Jardin De Belle Planned Unit Development Overlay District at 660 and 668 Belle Park Circle, at the northeast corner of Maybelle Lane and Forrest Park Drive (0.5 acres), zoned R8, requested by Jesse Walker Engineering, applicant; Thomas Black, Gerald Kluff and Maureen Cassidy, owners.	34 (Carter Todd)
12/12/2014 12:15	7/27/2015	APADMIN	2015S-015-001	SKYHOUSE NASHVILLE	A request for final plat approval to create one lot within the Sky House Nashville Specific Plan District on properties located at 1707 Broadway, and 109, 115, 119 and 121 17th Avenue South, at the southwest corner of 17th Avenue South and Broadway (1.47 acres), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; West End Capital, LLC, owner.	19 (Erica S. Gilmore)
11/13/2014 13:54	7/28/2015	APADMIN	2015S-005-001	THE RESERVE AT STONE HALL, PH 1, SEC 3A	A request for final plat approval to create 17 lots and to dedicate right-of-way within The Reserve at Stone Hall Residential Planned Unit Development Overlay District on a portion of property located at Hearthstone Boulevard (unnumbered), at the terminus of Mountainbrook Circle (4.16 acres), zoned RS10, requested by Crawford & Cummings, P.C., applicant; Meritage Homes of Tennessee, Inc., owner.	14 (James Bruce Stanley)
11/12/2014 8:25	8/5/2015	APADMIN	2015S-003-001	BURKITT PLACE, PH 2D, SEC 2	A request for final plat approval to create 13 lots and open space and to dedicate right-of-way within the Burkitt Place Planned Unit Development Overlay District on a portion of property located at Macauley Lane (unnumbered), north of Whitman Court, zoned RS10 (5.37 Acres), requested by Crawford and Cummings, P.C., applicant; NW Burkitt, LLC, owner.	31 (Fabian Bedne)

DTC MPC Approval

Finding: Final site plan conforms to the provisions of the DTC as conditioned.

Project Name	Location	Project Summary	Planning Staff	MDHA/DRC/ By right	Staff Recommended Conditions
None					

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
7/17/2015	Approved Extension/Reduction	2006B-031-004	ARBOR CREST
7/21/2015	Approved Extension	2014B-029-003	AVONDALE PARK, PHASE 3, SECTION 1
7/22/2015	Approved New	2015B-028-001	PARMLEY COVE, PHASE 2
7/23/2015	Approved Reduction	2015B-020-002	AUTUMN OAKS, PHASE 9
7/24/2015	Approved Extension	2012B-022-004	AVONDALE PARK, PHASE 1, SECTION 1B
7/27/2015	Approved Extension	2008B-025-011	RIVENDELL WOODS, PHASE 1, SECTION 2
7/28/2015	Approved Extension	2014B-021-002	WATERFORD ASSISTED LIVING
7/29/2015	Approved New	2015B-029-001	VILLAGES OF RIVERWOOD, SECTION 1, PHASE 6A
7/30/2015	Approved New	2014B-027-001	PORTER ROAD
7/31/2015	Approved New	2015B-027-001	BURKITT PLACE, PHASE 2D, SECTION 2
7/31/2015	Approved New	2015B-034-001	EDGEVUE
7/31/2015	Approved New	2015B-032-001	FOUNTAINS AT GERMANTOWN CONSOLIDATION PLAT
8/3/2015	Approved Extension	2012B-020-004	BARNES BEND ESTATES, PHASE 2, SECTION 2
8/4/2015	Approved Release	2014B-040-002	NASHVILLE DELL PARKWAY PROPERTY, RESUB.
8/4/2015	Approved Release	2008B-039-006	SHOPPES AT RIDGEVIEW

Schedule

- A. **Thursday, August 13, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, August 27, 2015** - [MPC Meeting](#); 4 pm, Metropolitan Nashville Public Schools, Board Room, 2601 Bransford Avenue, Nashville, TN 37204
- C. **Saturday, August 29, 2015** - [MPC Retreat](#); 9:00am, Downtown Library, Civil Rights Room, 2nd Floor.
- D. **Thursday, September 10, 2015** - [MPC Meeting](#); 4 pm, Metropolitan Nashville Public Schools, Board Room, 2601 Bransford Avenue, Nashville, TN 37204
- E. **Thursday, September 24, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, October 8, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, October 22, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, November 12, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, December 10, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Thursday, January 14, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center