



METROPOLITAN PLANNING COMMISSION MINUTES

Thursday, September 24, 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
Hunter Gee
Lillian Blackshear
Jessica Farr
Andree LeQuire

Staff Present:

Doug Sloan, Executive Director
Bob Leeman, Deputy Director
Kelly Adams, Administrative Services Officer III
Craig Owensby, Public Information Officer
Carrie Logan, Planning Manager II
Kathryn Withers, Planning Manager II
Brett Thomas, Planner III
Jason Swaggart, Planner II
Andrew Collins, Planner II
Lisa Milligan, Planner II
Latisha Birkeland, Planner II
Alex Deus, Planner I
Karimeh Moukaddem, Planner I
Susan Jones, Legal

Commissioners Absent: Stewart Clifton, Derrick Dalton, Jeff Haynes

J. Douglas Sloan III

Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
p: (615) 862-7190; f: (615) 862-7130

Notice to Public

Please remember to turn off your cell phones.

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

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

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

Writing to the Commission

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

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

Speaking to the Commission

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

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

Legal Notice

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



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

MEETING AGENDA

A. CALL TO ORDER

The meeting was called to order at 4:06 p.m.

B. ADOPTION OF AGENDA

Mr. Gee moved and Mr. Adkins seconded the motion to adopt the agenda. (6-0)

C. APPROVAL OF SEPTEMBER 10, 2015, MINUTES

Chairman McLean moved and Ms. Blackshear seconded the motion to approve the September 10, 2015 minutes. (6-0)

D. RECOGNITION OF COUNCILMEMBERS

Councilman Withers spoke in favor of Items 3 and 6 on the consent agenda.

E. ITEMS FOR DEFERRAL / WITHDRAWAL

3. **2015S-066-001**
RIVERSIDE DRIVE, SECTION 2

4. **2015SP-088-001**
101 FERN AVENUE

Ms. Blackshear moved and Mr. Gee seconded the motion to approve the Deferred Items. (6-0)

F. 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.

1. **2015SP-084-001**
BURKITT PLACE COMMONS

2. **2015Z-073PR-001**

5. **2015Z-080PR-001**

6. **2015P-001-002**
CAYCE PLACE APARTMENTS

7. **2014S-053-001**
BROWNSVILLE, RESUB LOT 34

8. **2015S-098A-001**
SOUTHSIDE PARK ESTATES, SEC 1 LOTS 45 & 46 SETBACK AMENDMENT

9. **2016 Planning Commission filing deadlines & meeting schedule**

10. **Certification of Bonus Height Compliance for Bridgestone Tower**

14. **Accept the Director's Report and Approve Administrative Items**

Mr. Gee and Ms. Blackshear abstained from item 1.

Chairman McLean moved and Ms. Farr seconded the motion to approve the Consent Agenda. (4-0-2)

G. 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 H. Community Plan Policy Changes and Associated Cases.

Specific Plans

1. 2015SP-084-001

BURKITT PLACE COMMONS

Map 186, Parcel(s) 014, 021, 026
Council District 31 (Fabian Bedne)
Staff Reviewer: Brett Thomas

A request to rezone from SP-C to SP-MU zoning for properties located at 7022 Nolensville Pike and Nolensville Pike (unnumbered) and 7105 Burkitt Road, approximately 720 feet south of Old Burkitt Road (17.98 acres), to permit a mixed use development with up to 200 multi-family residential units and up to 10,000 square feet of nonresidential uses, requested by Smith Gee Studio, applicant; James and Ruth McFarlin and Newco-Burkitt, LLC, owners.

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

APPLICANT REQUEST

Preliminary SP to permit mixed use development.

Preliminary SP

A request to rezone from Specific Plan-Commercial (SP-C) to Specific Plan-Mixed Use (SP-MU) zoning for properties located at 7022 Nolensville Pike and Nolensville Pike (unnumbered) and 7105 Burkitt Road, approximately 350 feet south of Old Burkitt Road (17.98 acres), to permit a mixed use development with up to 200 multi-family residential units and up to 10,000 square feet of nonresidential uses.

Existing Zoning

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

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
- Provides a Range of Housing Options

This proposal meets two critical planning goals. The mixed use development provides commercial destinations that can be walked to from existing and proposed residences. In addition, the development proposes a range of building types, including commercial, live/work, multifamily, and townhomes.

SOUTHEAST COMMUNITY PLAN

T3 Suburban Community Center (T3 CC) is intended to enhance and create suburban community centers that serve suburban communities generally within a 10 to 20 minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial and institutional land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T3 CC areas are served by highly connected street networks, sidewalks and existing or planned mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced 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 sensitive features varies with what Transect they are in and whether or not they have already been disturbed.

Consistent with Policy?

Yes. The proposed SP is consistent with the Community Character Policies. The plan creates a mixed use development with pedestrian-friendly features. In addition, the plan preserves the stream in the southern portion of the development as open space.

PLAN DETAILS

The 17.98 acre site is located at the southeast corner of Nolensville Pike and Burkitt Road. A portion of the proposed development is located in Williamson County and is not part of the requested SP.

Site Plan

The original SP was approved in 2010 for a 179,800 square foot commercial development. The plan included a 133,000 square foot anchor tenant with additional commercial tenants and pad sites.

This request proposes up to 200 multi-family units and 10,000 square feet of nonresidential uses within a mixed use development. The SP provides standards for a mix of building types, including commercial, live/work, multi-family, townhomes, carriage units, and single-family with detached garages. The site plan as presented does not identify the building types, and appears to only include commercial, multi-family, and townhomes. As the site plan does not match the standards included within the SP, a condition of approval is included that the applicant identifies proposed building types on the site plan and removes the standards for building types that are not included.

Buildings front onto streets or open space, with parking lots located behind the commercial and multi-family buildings. Streets within the development are to be private. In addition, garages are accessed via a network of alleys.

A Traffic Impact Study was submitted and reviewed with this project. Primary access to the site is provided from Burkitt Road; two additional entrances provide access from Nolensville Pike to the commercial core within the Town of Nolensville. Public Works is requiring a minimum full three lane access road, to be constructed or included as part of the Final SP, for the northern entrance on Nolensville Pike within the town limits. Additional traffic analysis is required prior to final SP approval to identify road improvements at the Burkitt Road and Nolensville Pike intersection in order to mitigate impacts prior to the TDOT roadway widening project construction.

The Town of Nolensville is in support of the requirement for the three lane access road, and has indicated a site plan for the street and commercial development would need to be submitted five weeks prior to Nolensville's Planning Commission date.

In addition, a future connection is proposed in the northwest corner of the development to connect to the property at the intersection of Nolensville Pike and Burkitt Road.

The applicant is proposing a 25 foot undisturbed buffer along the eastern property line to screen the development from the existing Burkitt Place subdivision. A pedestrian connection is provided from this development to the Burkitt Place Development located to the east.

In addition, the SP references a required 6 foot planting strip and 8 foot sidewalk along Nolensville Pike, consistent with the requirements of the Major and Collector Street Plan. Per the MCSP, staff is also including a condition of approval for a 6 foot planting strip and 8 foot sidewalk to be constructed along Burkitt Road.

A cemetery is currently located on a portion of this property. The applicant is working with a consultant and the State Archaeologist to relocate the cemetery to an area along Nolensville Pike at the Williamson County line.

Infrastructure Deficiency Area

In 2004, a community plan update was prepared for the Southeast Community Plan. As part of the update, the Planning Commission noted that there were certain portions of the community that had insufficient infrastructure to meet development demands and expected growth. An Infrastructure Deficiency Area was established and any proposed developments within this area are required to improve major roadways, or construct an equivalent transportation improvement, to accommodate additional traffic volumes created by the development.

In order to accommodate traffic volumes, the applicant shall improve major roadways (or an equivalent transportation improvement) within the identified infrastructure deficiency area to a two-lane cross-section at a level acceptable to the Department of Public Works. Eligible roadways are identified in the Infrastructure Deficiency Area map. Such improvements shall be undertaken within available right-of-way and at a level commensurate with the development entitlements appropriate on the site. The rate of a commensurate requirement is calculated as 3,075 total required feet of roadway.

ANALYSIS

The plan is consistent with the Community Character policies. The proposal enhances the development pattern of the community and provides a mix of uses and housing types. Buildings front onto streets and open space and an enhanced sidewalk network will improve pedestrian connectivity. The existing stream is located in an area identified as open space.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

- The plan shows the 2nd access point to be in Williamson County. Approved per Steve Holt.
- Fire Code issues for the structures will be addressed at permit application review.
- Fire hydrants to be located within 100' of the Fire Department Connections on any structure that is required to be sprinklered

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

No exception taken

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP, on the following 4 conditions:
 1. Regarding sanitary sewer, this approval applies to the entire development. Public sewer construction plans must be submitted and approved prior to Final SP approval.
 2. Regarding water, this approval only applies to the residential area of the development. The commercial area lies in the jurisdiction of Nolensville-College Grove Utility District, which only provides water. A revised capacity fee letter will be sent to the applicant shortly reflecting this fee structure. Public water construction plans for the residential area must be submitted and approved prior to Final SP approval.
 3. Should the applicant choose to have Metro Water serve the commercial area with water, written permission must be provided by Nolensville-College Grove, allowing this water service arrangement.
 4. The required capacity fees must be paid prior to Final SP approval

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Comply with MPW Traffic Engineer
- All roadways within the proposed development are to maintain 10' or 11' lanes, depending on the hierarchy of the roadway.
- MPW standard ST-200 curb and gutter is to be used on all roadway cross section as well as ST-210 sidewalks.
- All drives within the project will be private property, but constructed per MPW standard road/ alley pavement cross sections. Design team should indicate signage, entry features, etc. to clearly define this as private property.
- Sidewalks on Nolensville Pike and Burkitt Road are to be constructed to MPW standards and meet the MCSP.
- Coordinate with MPW and TDOT to confirm the future roadway plans correspond with the comments listed above.
- Indicate on the plans cross access to the corner property (at the intersection of Nolensville Pike and Burkitt Road)

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Additional traffic analysis will be required prior to final SP approval to identify road improvements at the Burkitt Road and Nolensville Pike intersection in order to mitigate project's traffic impact prior to the TDOT roadway widening project construction.
- ROW shall be reserved along Nolensville Pike and Burkitt Road in accordance with the TDOT construction plans.
- Prior to Final SP approval at a minimum a full 3 lane access road from Nolensville Pike shall be already constructed or part of Final SP plan.
- Town Blvd cross section as shown in the regulatory SP document shall show 2 exiting lanes for right and left turning traffic at Nolensville Pike and a left turn lane at first parking area drive.
- Travel lanes shall be an adequate width without including the gutter pan.
- On street parking shall be located an appropriate distance from Nolensville Pike in order that traffic flow is not adversely impacted at the Nolensville Pike intersection.
- Burkitt Road access shall be constructed with 2 exiting lanes and 1 entering lane.
- Burkitt Rd shall be constructed at a minimum as a 3 lane cross section between Nolensville Pike and Old Burkitt Rd.
- In accordance with TIS dated August 2015, Developer shall construct at a minimum a left turn lane and a right turn lane at each access drive with a minimum of 100 ft of storage and transitions per AASHTO standards.
- Provide adequate sight distance at all access drives on Nolensville Pike and Burkitt Road.
- All pavement markings and turn lane construction documents shall be designed per MUTCD and AASHTO standards and will require approval by TDOT.
- Parking per metro code shall be provided on site.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	17.98	-	179,800 SF	9944	218	943

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	17.98	-	200 U	1336	102	128

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	17.98	-	10,000 SF	466	16	46

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-8,142	-100	-769

TOWN OF NOLENSVILLE COMMENTS

- We appreciate the opportunity to comment on this project. As to the condition being considered to require construction of the access street into the commercial section, we fully support this idea.
- The Nolensville portion of the property is zoned for commercial development and we believe it would be beneficial to all to get this access built early. The developers would need to meet with Town staff in a pre-application conference before applying to the Town; then submit a site plan regarding the new street and any related commercial development five weeks before the Planning Commission date that they wanted to be considered. The Commission meets the second Tuesday of each month.

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed SP-MU district: 24 Elementary 14 Middle 14 High

The proposed SP-MU zoning district could generate 52 more students than what is typically generated under the existing SP-C zoning district. Students would attend Maxwell Elementary School, Marshall Middle School, and Cane Ridge High School. Both Maxwell Elementary and Cane Ridge High have been identified as over capacity; however, there is capacity for elementary school students within the cluster. There is no capacity for high school students within adjacent clusters. This information is based upon data from the school board last updated October 2014.

Fiscal Liability

The fiscal liability of 14 new high school students is \$504,000 (14 x \$36,000 per student). This is only for information purposes to show the potential impact of this proposal, this is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to up to 200 multi-family residential units and up to 10,000 square feet of nonresidential uses.

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 MUL-A zoning district as of the date of the application request or application.
3. Approval of this SP applies to the Davidson County portion of the project only.
4. Roadway improvements that are a direct result of this specific project as determined by the approved Traffic Impact Study and the Department of Public Works shall be constructed.
5. Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.
6. In order to accommodate traffic volumes, the applicant shall improve major roadways (or an equivalent transportation improvement) within the identified infrastructure deficiency area to a two-lane cross-section at a level acceptable to the Department of Public Works. Eligible roadways are identified in the Infrastructure Deficiency Area map. Such improvements shall be undertaken within available right-of-way and at a level commensurate with the development entitlements appropriate on the site. The rate of a commensurate requirement is calculated as 3,075 total required feet of roadway. IDA requirements shall be completed prior to the issuance of the first use and occupancy permit in Phase 1. Public Works shall be responsible for monitoring the completion of the IDA requirements in association with the first use and occupancy permit in Phase 1.
7. The following revisions shall be made to the SP plan dated September 11, 2015:
 - a. Revise the SP boundary to include only the property within Davidson County.
 - b. Revise the Site Data Table to clearly identify only the information specific to Davidson County.
 - c. Replace all reference of "Commercial" use with "Nonresidential."
 - d. Identify the building type for each building.
8. The following revisions shall be made to the SP booklet dated September 10, 2015:
 - a. Remove all standards and reference to building types that are not identified on the SP plan
 - b. Revise the Site Concept exhibit to be consistent with the SP plan.
 - c. Revise the Site Design exhibit to be consistent with the SP plan.
9. Detailed landscape plans for the stormwater facilities along Nolensville Pike and Burkitt Road shall be reviewed and approved by Planning Staff with the final site plan.
10. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
11. Comply with all Public Works conditions.
12. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
13. 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.
14. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
15. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approve with conditions and disapprove without all conditions. (4-0-2), Consent Agenda

Resolution No. RS2015-331

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-084-001 is **Approved with conditions and disapproved without all conditions. (4-0-2)**"

CONDITIONS

1. Permitted land uses shall be limited to up to 200 multi-family residential units and up to 10,000 square feet of nonresidential uses.
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 MUL-A zoning district as of the date of the application request or application.
3. Approval of this SP applies to the Davidson County portion of the project only.
4. Roadway improvements that are a direct result of this specific project as determined by the approved Traffic Impact Study and the Department of Public Works shall be constructed.
5. Any required right-of-way within the project site that is identified as necessary to meet the adopted roadway plans shall be dedicated.
6. In order to accommodate traffic volumes, the applicant shall improve major roadways (or an equivalent transportation improvement) within the identified infrastructure deficiency area to a two-lane cross-section at a level acceptable to the Department of Public Works. Eligible roadways are identified in the Infrastructure Deficiency Area map. Such improvements shall be undertaken within available right-of-way and at a level commensurate with the development entitlements appropriate on the site. The rate of a commensurate requirement is calculated as 3,075 total required feet of roadway. IDA requirements shall be completed prior to the issuance of the first use and occupancy

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 - a. Revise the SP boundary to include only the property within Davidson County.
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9. Detailed landscape plans for the stormwater facilities along Nolensville Pike and Burkitt Road shall be reviewed and approved by Planning Staff with the final site plan.
10. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
11. Comply with all Public Works conditions.
12. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
13. 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.
14. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
15. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Zone Changes

2. 2015Z-073PR-001

Map 081-16, Parcel(s) 207
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Lisa Milligan

A request to rezone from R6 to RM20-A zoning for property located at 915 Monroe Street and located within the Phillips-Jackson Street Redevelopment District, approximately 200 feet east of 10th Avenue N. (0.83 acres), requested by Cottage Partners, LLC, applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from R6 to RM20-A.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Multi-Family Residential-Alternative (RM20-A) zoning for property located at 915 Monroe Street and located within the Phillips-Jackson Street Redevelopment District, approximately 200 feet east of 10th Avenue N. (0.83 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

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

This request creates an opportunity for infill housing in an area that is served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. In addition, the site is served by an existing transit route that runs along Rosa L. Parks Boulevard providing for opportunities for future residents to utilize transit. The location of infill housing in this area also provides residents the ability to walk to non-residential uses in the adjacent community center.

NORTH NASHVILLE COMMUNITY PLAN

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.

Consistent with Policy?

Yes. The rezoning to RM20-A is consistent with the T4 Neighborhood Evolving policy. The rezoning would allow for a more intense development type within an existing urban neighborhood. This would provide the opportunity for a different housing type than exists currently and provide for housing choice. The property is immediately adjacent to an area of T4 Community Center policy. Additional housing near a community center can help to support the businesses that locate within the center and provide for opportunities for residents to walk to nearby services.

ANALYSIS

The requested rezoning to RM20-A is consistent with the policy for the area and is an appropriate zoning given the location of the property in an existing urban area. This allows for redevelopment of a lot that has existing infrastructure in a way that enhances the street frontage and meets the goals of the policy. The RM20-A zoning district includes design standards related to building and parking locations that help to ensure that development is completed in an appropriate manner. Additionally, the property is located within the Phillips-Jackson Street Redevelopment District which requires approval of building design by the MDHA Design Review Committee. The property is also located within the Buena Vista National Register District and would be reviewed under the Design Guidelines for Historic Properties which requires that new construction be constructed to a height that is compatible with the height of adjacent buildings.

MDHA RECOMMENDATION

Approve

Final design to be approved by MDHA based on the Phillips-Jackson Street Redevelopment District Design Guidelines.

PUBLIC WORKS RECOMMENDATION

No exception taken.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

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)	0.83	7.26 D	7 U*	67	6	8

*Based on one two-family lot.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.83	20 D	16 U	107	9	10

Traffic changes between maximum: R6 and RM20-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 9 U	+40	+3	+2

METRO SCHOOL BOARD REPORT

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

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

The proposed RM20-A is expected to generate fewer students than the existing R6 zoning. Students would attend Buena Vista Elementary School, John Early Middle School and Pearl-Cohn High School. All three schools are over capacity. There is capacity for additional elementary and middle school students within the cluster and there is capacity for additional high school students within an adjacent cluster.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (6-0), Consent Agenda

Resolution No. RS2015-332

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-073PR-001 is **Approved. (6-0)**”

Subdivision: Concept Plans

3. 2015S-066-001

RIVERSIDE DRIVE, SECTION 2

Map 083-11, Parcel(s) 080

Council District 06 (Brett Withers)

Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 18 lots on property located at Riverside Drive (unnumbered), approximately 335 feet north of Paden Drive, zoned R10 (4.44 acres), requested by Chandler Surveying, applicant; Riverside Development, LLC, owner.

Staff Recommendation: Defer to the October 22, 2015, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015S-066-001 to the October 22, 2015, Planning Commission meeting. (6-0)

H. 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

I. RECOMMENDATIONS TO METRO COUNCIL

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

Specific Plans

4. 2015SP-088-001

101 FERN AVENUE

Map 071-14, Parcel(s) 386

Council District 02 (DeCosta Hastings)

Staff Reviewer: Jason Swaggart

A request to rezone from RS5 and CS zoning to SP-R zoning for property located at 101 Fern Ave, approximately 350 feet west of Brick Church Pike (0.68 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Capital Homes, L.P., owner.

Staff Recommendation: Defer to the October 8, 2015, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015SP-088-001 to the October 8, 2015, Planning Commission meeting. (6-0)

Zone Changes

5. 2015Z-080PR-001

Map 081-08, Parcel(s) 349-353

Council District 19 (Freddie O'Connell)

Staff Reviewer: Lisa Milligan

A request to rezone from CS and MUL zoning to MUG-A zoning for properties located at 1703, 1703 B, 1705, 1707, and 1709 Rosa L. Parks Boulevard, at the northwest corner of Rosa L. Parks Boulevard and Garfield Street (0.62 acres), requested by Dale & Associates, applicant; Horsepower Realty, LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from CS and MUL to MUG-A.

Zone Change

A request to rezone from Commercial Service (CS) zoning and Mixed Use Limited (MUL) to Mixed Use General – Alternative (MUG-A) zoning for properties located at 1703, 1703 B, 1705, 1707, and 1709 Rosa L. Parks Boulevard, at the northwest corner of Rosa L. Parks Boulevard and Garfield Street (0.62 acres).

Existing Zoning

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

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

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

This proposal creates an opportunity for an infill mixed-use development in an area that is served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. In addition, the site is served by an existing transit route that runs along Rosa L. Parks Boulevard providing for opportunities for residents and customers of potential businesses to utilize transit. The mixed use zoning allows

for an opportunity to create a more walkable neighborhood that allows nearby residents to walk to nonresidential uses in the area.

NORTH NASHVILLE 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. This request is consistent with the T4 Mixed Use Corridor policy. The existing CS and MUL zoning are inconsistent with the policy and rezoning to an alternate zoning district will move the zoning of the property closer to the goals of the policy should the property be redeveloped.

ANALYSIS

The request is consistent with the policy for the area and is an appropriate zoning given the location of the property in an existing urban area. The existing CS zoning is inconsistent with the goals of the policy as it relates to the types of development encouraged by the T4 Mixed Use Corridor policy. The MUG-A zoning district includes design standards related to building and parking locations that help ensure that the development is done in an appropriate manner within an urban neighborhood. The property immediately adjacent to the north was also recently rezoned to MUG-A.

PUBLIC WORKS RECOMMENDATION

No exception taken.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.25	0.6 F	6,534 SF	318	12	38

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.37	1.0 F	16,117 SF	728	21	61

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.62	3.0 F	81,021 SF	5923	137	553

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+4,877	+103	+454

METRO SCHOOL BOARD REPORT

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

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

The proposed MUG-A is expected to generate 6 additional students over what would be generated by the existing zoning. Students would attend Buena Vista Elementary School, John Early Middle School and Pearl-Cohn High School. All three schools are over capacity. There is capacity for additional elementary and middle school students within the cluster and there is capacity for additional high school students within an adjacent cluster.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (6-0), Consent Agenda

Resolution No. RS2015-333

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-080PR-001 is Approved. (6-0)”

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

6. 2015P-001-002

CAYCE PLACE APARTMENTS

Map 093-04, Part of Parcel(s) 075

Council District 06 (Brett Withers)

Staff Reviewer: Brett Thomas

A request to revise the preliminary plan and for final site plan approval for a portion of the Residential Planned Unit Development Overlay District for a portion of property located at 501 Sylvan Street, at the southeast corner of South 5th Street and Sylvan Street (2.9 acres), zoned RM20, to permit a four-story, 70-unit multi-family building, requested by Barge Cauthen & Associates, applicant; Metropolitan Development & Housing Agency, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise PUD to permit a four story, 70-unit multi-family building.

Revise PUD & Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of the Residential Planned Unit Development Overlay District (PUD) for a portion of property located at 501 Sylvan Street, at the southeast corner of South 5th Street and Sylvan Street (2.9 acres), zoned Multi-Family Residential (RM20), to permit a four story, 70-unit multi-family building.

Existing Zoning

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *The 2.9 acre project area is part of a larger 12.55 acre parcel. RM20 would permit a maximum of 259 units for the entire parcel; 100 units currently exist.*

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

CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices

This area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with

the cost of maintaining new infrastructure. The proposed multifamily development will begin to establish a healthy mix of housing choices within the surrounding community.

PLAN DETAILS

The site is located at 501 Sylvan Street and is approximately 2.9 acres in size. Surrounding uses consist of other residential developments, a religious institution, light manufacturing, and offices for the Metro Government.

Site Plan

The plan proposes the development of a four story, 70-unit multi-family building. The existing site consists of two parking lots, a basketball court, and undeveloped land. Due to the topography of the site, the proposed structure is built into the hillside, with the ground floor facing South Fifth Street. The primary entrance is located in the northwest corner of the proposed structure on the ground floor. An additional entrance from the parking lot to the east will provide residents access to the first floor of the proposed structure. The existing parking along Summer Place is proposed to be realigned to accommodate the ground level entrance. A service drive from the east parking lot will provide access to the building; including access to the interior trash dumpster.

An additional sidewalk is being constructed along Summer Place to fill a gap where sidewalks do not currently connect in the existing sidewalk network. A dumpster enclosure is also proposed. Staff is recommending as a condition of approval the relocation of the dumpster enclosure at the time Summer Place is relocated as part of the Envision Cayce Redevelopment. Areas of open space are also identified on the plan.

The location of this building away from South 5th Street allows for a possible future mixed-use building along the frontage of South 5th Street.

ANALYSIS

The area is part of an older residential PUD that was established in the early 1970s to recognize existing public housing developments. No master plan was adopted with the establishment of this PUD. The proposed revision is consistent with the existing uses located within the PUD and is generally consistent with the existing layout and design of buildings within the PUD.

More recently, Metro Council approved the Cayce Place Redevelopment District in August 2015. Among other goals, the Redevelopment District was created to promote private investment and proper redevelopment of the community. In addition, MDHA adopted the Envision Cayce Master Plan to serve as a guideline for interpreting the Cayce Place Redevelopment Plan. This request is the first in the recently adopted District and is generally consistent with both the Cayce Place Redevelopment Plan and the Master Plan.

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

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

district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.

k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.

l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.

m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

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

FIRE MARSHAL'S OFFICE

Approve with conditions

- A turnaround will be required to meet the provisions of the IFC. Revised plans are forthcoming

PUBLIC WORKS RECOMMENDATION

No exceptions taken

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

TRAFFIC & PARKING RECOMMENDATION

No exceptions taken

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approve with conditions

- Approval is contingent on construction of water main improvements required for adequate fire protection. No building permit will be issued until these improvements are completed and adequate (per the Metro Fire Marshall's office) fire protection is in place.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. The dumpster and enclosure along Summer Place shall be relocated to the interior of the site at the time Summer Place is relocated or realigned as part of the Envision Cayce Master Plan.
2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
3. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
4. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
7. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.
8. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to or with the final plat application or, when no final plat application is required, prior to the issuance of any permit for this property.

Resolution No. RS2015-334

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015P-001-002 is **Approved with conditions. (6-0)**”

CONDITIONS

1. The dumpster and enclosure along Summer Place shall be relocated to the interior of the site at the time Summer Place is relocated or realigned as part of the Envision Cayce Master Plan.
2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
3. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
4. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
5. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
7. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.
8. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to or with the final plat application or, when no final plat application is required, prior to the issuance of any permit for this property.

Subdivision: Final Plats

7. 2014S-053-001

BROWNSVILLE, RESUB LOT 34
Map 072-14, Parcel(s) 166, 441
Council District 07 (Anthony Davis)
Staff Reviewer: Lisa Milligan

A request for final plat approval to create three lots on properties located at 1609 Straightway Avenue and Straightway Avenue (unnumbered), approximately 795 feet west of Scott Avenue, zoned R6 (0.62 acres), requested by Tommy E. Walker, applicant; AR Realty, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Create 3 lots.

Final Plat

A request for final plat approval to create three lots on properties located at 1609 Straightway Avenue and Straightway Avenue (unnumbered), approximately 795 feet west of Scott Avenue, zoned One and Two-Family Residential (R6) (0.62 acres).

Existing Zoning

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

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The request is for final plat approval to create three lots on properties located at 1609 Straightway Avenue and Straightway Avenue (unnumbered). Section 3-5.2 of the Subdivision Regulations requires that newly created lots in areas that are previously subdivided and predominately developed be comparable to surrounding lots for both area and frontage. All lots meet the compatibility requirement for frontage and area.

The existing lot is 26,962 square feet and is proposed to be subdivided into three lots with the following areas and street frontages:

- Lot 1: 11,820 Sq. Ft., (0.27 Acres), and 50 Ft. of frontage;
- Lot 2: 7,954 Sq. Ft., (0.17 Acres), and 50 Ft. of frontage;
- Lot 3: 7,503 Sq. Ft., (0.17 Acres), and 109.37 Ft. of frontage.

Sidewalks are proposed along the entire frontage of the subdivision. A shared access drive is proposed along the CSX Railroad right-of-way. All lots will have rear access from the shared access drive.

ANALYSIS

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within a Neighborhood Maintenance policy area. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

Zoning Code

Both lots meet the minimum standards of the R6 zoning district.

Street Frontage

All lots have frontage on a public street.

Community Character

1. Lot frontage: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. In this case, the lots must be equal to or greater than a frontage of 50 feet, which is the smallest lot frontage of the surrounding lots. All lots have at least 50 feet of frontage.

Lot Frontage Analysis	
Minimum Proposed	50'
70% of Average	35'
Smallest Surrounding Parcel	50'

2. Lot area: 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 the smallest surrounding lot, whichever is greater. In this case, the minimum lot area must be at least 7,500 square feet, which is the smallest lot area of the surrounding lots. All lots have a lot area of at least 7,500 square feet.

Lot Area Analysis	
Minimum Proposed	7,503 SF
70% of Average	5,250 SF
Smallest Surrounding Parcel	7,500 SF

3. Street setback: The plat proposes a setback of 20 feet from the property line. In order to be consistent with the existing development pattern, the street setback should be as per the minimum requirements of the base zoning district.

4. Lot orientation: All lots orient toward Straightway Avenue which is consistent with the existing lot pattern.

Agency Review

All reviewing agencies have recommended approval.

FIRE MARSHAL RECOMMENDATION

N/A

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.
- If sidewalks are required, then they should be shown on the plan per Public Works standards with the required curb and gutter and grass strip.

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approval is contingent on construction and completion of Metro Project #'s 14-SL-100. Please set bond at \$8,000; which has been reduced for construction already completed.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Show and label the sidewalks on the plat per Public Works standards. Remove the note stating that sidewalks are to be shown.
2. Prior to recordation of the plat sidewalk either must be constructed and accepted by Public Works; OR post a bond for required public improvements.
3. Remove the platted front setback and update the note in regards to the setbacks to state that all setbacks shall be as per the Zoning Ordinance.

Approve with conditions. (6-0), Consent Agenda

Resolution No. RS2015-335

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-053-001 is **Approved with conditions. (6-0)**”

CONDITIONS

1. Show and label the sidewalks on the plat per Public Works standards. Remove the note stating that sidewalks are to be shown.
2. Prior to recordation of the plat sidewalk either must be constructed and accepted by Public Works; OR post a bond for required public improvements.
3. Remove the platted front setback and update the note in regards to the setbacks to state that all setbacks shall be as per the Zoning Ordinance.

Subdivision: Amendments

8. 2015S-098A-001

SOUTHSIDE PARK ESTATES, SEC 1 LOTS 45 & 46 SETBACK AMENDMENT

Map 105-01-0-L, Parcel(s) 001-004, 900

Map 105-01-0-P, Parcel(s) 001-004, 900

Council District 17 (Colby Sledge)

Staff Reviewer: Jason Swaggart

A request to remove a 30' platted setback, for properties located at 1013A, B, C, D, and E 12th Avenue South and 1015A, B, C, D, and E 12th Avenue South, approximately 680 feet south of South Street, (0.42 acres), zoned RM20, requested by Dale & Associates, Inc., applicant; various property owners.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Remove 30 foot platted setback.

Setback Amendment

A request to remove a 30' platted setback for properties located at 1013A, B, C, D, and E 12th Avenue South and 1015A, B, C, D, and E 12th Avenue South, approximately 680 feet south of South Street, (0.42 acres), zoned Multi-Family Residential (RM20).

Existing Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

The reduced setback encourages infill development, as it allows for a more urban development that frames the street, whereas development under the existing, platted setback may lead to a more suburban development that fails to properly address the street. A sidewalk network exists along both sides of 12th Avenue South, and additional development will assist in the creation of a walkable neighborhood.

PLAN DETAILS

The request is to remove a 30 foot platted front setback. The subdivision creating the lots was recorded in 1971 and included a total of 54 lots. The plat included a platted front setback on all lots in the subdivision. The setback along this portion of the subdivision (12th Avenue South) is 30 feet.

ANALYSIS

The request is to remove a platted setback. As currently platted, no structure on the subject lot can be closer than 30 feet to 12th Avenue South. The request does not alter any lot lines or propose any development. If the setback is removed, then the required front setback will have to comply with Metro Zoning Code requirements. In this particular case, the required setback would likely be ten feet, though the final determination will be made during a site plan review undertaken by the Metro Codes Administration Department.

The property is located in an Urban Neighborhood Evolving (T4 NE) land use policy within the Green Hills – Midtown Community Plan. The T4 NE acknowledges urban areas and areas that are intended to develop with a more urban form. This policy supports a shallower setback than the 30 foot minimum that is currently required.

FIRE MARSHAL’S OFFICE

N/A

PUBLIC WORKS RECOMENDATION

No Exceptions Taken

TRAFFIC & PARKING

No Exceptions Taken

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

STAFF RECOMMENDATION

Staff recommends that the setback amendment be approved with conditions as it is consistent with the T4 NE policy and meets two critical planning goals.

CONDITIONS

1. Any units developed closer than thirty feet from the front property line (12th Avenue South) shall front onto 12th Avenue South and shall have a primary entrance facing 12th Avenue South.

Approve with conditions. (6-0), Consent Agenda

Resolution No. RS2015-336

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-098A-001 is **Approved with conditions. (6-0)**”

CONDITIONS

1. Any units developed closer than thirty feet from the front property line (12th Avenue South) shall front onto 12th Avenue South and shall have a primary entrance facing 12th Avenue South.

K. OTHER BUSINESS

9. 2016 Planning Commission filing deadlines & meeting schedule

Approve (6-0), Consent Agenda

Resolution No. RS2015-337

“BE IT RESOLVED by The Metropolitan Planning Commission that the 2016 Planning Commission filing deadlines and meeting schedule is **Approved. (6-0)**”

10. Certification of Bonus Height Compliance for Bridgestone Tower

Approve (6-0), Consent Agenda

Resolution No. RS2015-338

“BE IT RESOLVED by The Metropolitan Planning Commission that the Certification of Bonus Height Compliance for Bridgestone Tower is **Approved. (6-0)**”

11. Historic Zoning Commission Report

12. Board of Parks and Recreation Report

13. Executive Committee Report

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

Approve (6-0), Consent Agenda

Resolution No. RS2015-339

“BE IT RESOLVED by The Metropolitan Planning Commission that the Director’s Report and Administrative Items are **Approved. (6-0)**”

15. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

September 24, 2015

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

October 8, 2015

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

October 22, 2015

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

November 12, 2015

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

M. ADJOURNMENT

The meeting adjourned at 4:16 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: September 24, 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; Blackshear; Farr; LeQuire, Gee, Adkins
 - b. Absent: Clifton; Dalton; Haynes
2. Legal Representation – Emily Lamb will be attending

B. Community Planning

1. Kathryn Withers spoke at the National Community Development Association Region IV Conference on September 16 about Affordable Housing and Community Development in NashvilleNext.
2. Brenda Diaz's last day with the department was September 18, 2015. Interviews for a replacement for her position are underway.

C. Land Development

1. Land Development continues to advertise an open Planner II position to replace Melissa Sajid who is transferred to the Historical Commission effective September 11.
2. David Edwards resigned effective October 9 and will be transferring to the Office of Management and Budget.

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 9/17/2015**.

APPROVALS	# of Applications	Total # of Applications 2015
Specific Plans	2	25
PUDs	1	4
UDOs	1	9
Subdivisions	12	60
Mandatory Referrals	3	113
Grand Total	19	211

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)
4/23/2015 12:03	7/31/2015	APADMIN	2013SP-030-002	PORTER ROAD (FINAL, PHASE 1)	A request for final site plan approval for properties located at 1505 and 1507 Porter Road and for a portion of properties located at 1516 and 1528 C Riverside Drive, approximately 200 feet south of Cahal Avenue, zoned SP (1.292 acres), to permit 22 residential units, requested by Dale & Associates, applicant; Patane Hamilton Trust, Ashley Samuel Land Trust and Russell Jenkins, owners.	07 (Anthony Davis)
6/11/2015 14:58	9/16/2015	RECOM APPR	2015SP-003-002	BROADSTONE 8TH SOUTH, FINAL	A request a final site plan for property located at Elliott Avenue (unnumbered), approximately 340 feet west of Franklin Pike, (2.34 acres), to permit a multifamily development with 165 dwelling units, requested by Kimley-Horn and Associates, Inc., applicant; Eighth South, LLC, owner.	17 (Colby Sledge)

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

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
4/16/2015 11:22	9/16/2015	APADMIN	2005UD-009-003	VILLAGE 21 - PHASE 2	A request for final site plan approval to amend the Hillsboro Village Urban Design Overlay (UDO) for Phase 2 to permit a 4 story mixed use development, located at the north east corner of Blakemore Avenue and 21st Avenue South, requested by Littlejohn Engineering Associates, applicant; Franklin Land Associates, LLC, owners.	17 (Colby Sledge)

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
10/2/2014 11:47	9/14/2015	RECOM APPR	98P-007-008	ST. MARTIN SQUARE	A request for final site plan approval for a portion of the Seven Springs Commercial Planned Unit Development Overlay District (St. Martin Square) for property located at 323 Seven Springs Way, approximately 575 feet north of Old Hickory Boulevard (3.81 acres), zoned OR40, to permit 144 multifamily units, requested by Civil Site Design Group, applicant, for St. Martin Square, Inc., owner.	04 (Robert Swope)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
9/1/2015 8:21	9/9/2015	RECOM APPR	2015M-047ES-001	RONNIE ROAD IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Ronnie Road Stormwater Improvement Project on various properties south of Diane Drive, (Project No. 16-SWC-046), requested by Metro Water Services, applicant; various property owners.	08 (Nancy VanReece)
9/2/2015 9:55	9/9/2015	RECOM APPR	2015M-023EN-001	FARM HOUSE AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of a 45" x 67" double-faced illuminated projecting sign encroaching the public right-of-way for property located at 210 Almond Street, requested by Sign Me Up, applicant; Encore Master Condominium Association, owner.	19 (Freddie O'Connell)
9/9/2015 13:16	9/16/2015	RECOM APPR	2015M-048ES-001	LIFESTYLE COMMUNITIES EASEMENT RIGHTS	A request to abandon easement rights in the former Alley #222 (previously retained in Council Bill 082-866) on property located at 1226 2nd Avenue North, requested by Metro Water Services, applicant; LC Germantown, LLC, owner.	19 (Freddie O'Connell)

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)
12/21/2014	3/11/2015	APADMIN	2015s-022-001	SOBRO	A request for final plat approval to create one lot on properties located at 202 3rd Avenue South, 205 2nd Avenue South and 2nd Avenue South (unnumbered), approximately 60 feet South of Demonbreun Street, zoned DTC (0.74 acres) and located within the Rutledge Hill Redevelopment District, requested by Barge, Waggoner, Sumner and Cannon, Inc., applicant; 205 Demonbreun Realty Holding Company, LLC., owner.	19 (Freddie O'Connell)
10/16/2014	6/25/2015	APADMIN	2014S-225-001	BONE SUBDIVISION II	A request for final plat approval to shift property lines between lots located at 3201 and 3209 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and 32nd Street, zoned MUL and RS5 (4.27 acres), requested by Delle Land Surveying, applicant; Harold Bone and K & H I, LLC, owners.	11 (Larry Hagar)
8/12/2015 9:11	9/3/2015	APADMIN	2015S-099A-001	LONE OAK HEIGHTS, LOT 44 SETBACK AMENDMENT	A request to amend the recorded street setback from 40 feet to 28 feet for property located at 1225 Lone Oak Road, at the southeast corner of Lone Oak Road and Belmont Park Terrace, (0.55 acres), zoned R20, requested by Bethany and Joshua Johnson, applicants and owners.	25 (Russ Pulley)
4/2/2015 11:33	9/8/2015	APADMIN	2015S-058-001	OAK HILL SUBDIVISION, RESUB TRACT 1	A request for final plat approval to create two lots on property located at 954 Battery Lane, approximately 200 feet east of Lealand Lane, zoned R20 (1.42 acres), requested by Jacob Slaughenhoupt; Kenneth & Carol Haynes, owner.	25 (Russ Pulley)
2/10/2011 13:38	9/10/2015	APADMIN	2011S-011-001	PURITY DAIRIES, LOT 1, 1st AMEND	A request for final plat approval to consolidate 3 lots into 1 lot and dedicate right-of-way for a realigned Orr Avenue on properties located at 366 and 384 Murfreesboro Road and at 702 Elm Hill Pike, approximately 1,250 feet east of Fairfield Avenue (20.95 acres), zoned IWD and CS and partially located within the Floodplain Overlay District, requested by Purity Dairies, owner, Dale & Associates, surveyor.	17 (Colby Sledge)

SUBDIVISIONS: Administrative Approval (continue)

3/26/2015 12:33	9/10/2015	APADMIN	2015S-050-001	GRAYMONT, PHASE 1	A request for final plat approval to create 19 lots on properties located at 1804 and 1808 Graybar Lane, 1919 and 1921 Woodmont Boulevard, 3505 Hopkins Street, at the southeast corner of Woodmont Boulevard and Benham Avenue, zoned SP (8.7 acres), requested by Walter Davidson & Associates, applicant, Graymont Development, LLC., owner.	25 (Russ Pulley)
6/19/2015 9:24	9/10/2015	APADMIN	2015S-095A- 001	FAIRWAY VIEW SETBACK AMENDMENT	A request to amend the recorded street setback from 100 feet to 40 feet for property located at 220 Hurst Drive, approximately 1, 050 feet south of Ryburn Drive, (0.67 acres), zoned R15, requested by James and Marcie Dillard, applicants and owners.	11 (Larry Hagar)
4/30/2015 14:11	9/14/2015	APADMIN	2013S-188-002	FAWN CROSSING SECTION 4	A request for final plat approval to create 34 lots on a portion of property located at Cottage View Lane (unnumbered), at the current terminus of Claycreek Point, zoned RS10 (4.76 acres), requested by James Terry & Associates, applicant; Normandy II General Partnership, owner.	33 (Sam Coleman)
7/28/2015 8:40	9/15/2015	APADMIN	2015S-122-001	CAPITOL VIEW	A request for final plat approval to dedicate public right-of-way on properties located at 600 11th Ave N, Nelson Merry Street (unnumbered), 1100 Charlotte Avenue, Charlotte Avenue (unnumbered), and Jo Johnston Avenue (unnumbered), at the corner of Charlotte Avenue and George L. Davis Boulevard, zoned DTC (26.15 acres), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; Bellsouth Telecommunications, Inc., North Charlotte Avenue Holdings, LLC, and WCP Properties, LLC, owners.	19 (Freddie O'Connell)
4/30/2015 14:16	9/15/2015	APADMIN	2013S-188-003	FAWN CROSSING SECTION 5	A request for final plat approval to create 44 lots on a portion of property located at Cottage View Lane (unnumbered), at the current terminus of Wagondale Way, zoned RS10 (5.91 acres), requested by James Terry & Associates, applicant; Normandy II General Partnership, owner.	33 (Sam Coleman)
7/16/2015 12:16	9/17/2015	APADMIN	2015S-119-001	CENTURY FARMS	A request for final plat approval to create two lots on properties located at 5570 and 5580 Cane Ridge Road and Cane Ridge Road (unnumbered) and 3185 Old Franklin Road, at the northeast corner of Old Franklin Road and Cane Ridge Road, zoned SP (47.44 acres), requested by Barge, Waggoner, Sumner and Cannon, Inc., Century Farms, LLC, owner.	32 (Jacobia Dowell)

SUBDIVISIONS: Administrative Approval (continue)

4/30/2015 14:11	9/17/2015	APADMIN	2014S-058-002	HARVEST GROVE SECTION 3	A request for final plat approval to create 107 lots on property located at 3600 Pin Hook Road, approximately 1,400 feet east of Hobson Pike, zoned RS10 (24.69 acres), requested by James Terry & Associates, applicant; Avenue Bank, owner.	33 (Sam Coleman)
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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
1202 Church St.	1202 Church Street	5 story multifamily	A. Collins	DTC DRC	AWC - Must comply with the screening requirements of the parking structure along 12th Ave. frontage, per DTC DRC modification approval.
The Olmsted	501 5 th Ave South	5.5 story multifamily	A. Collins	By right	Approved

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
9/4/2015	Approved Extension/Reduction	2013B-006-003	PARMLEY COVE, PHASE 1
9/14/2015	Approved Extension	2013B-018-003	RIVENDELL WOODS, PHASE 2, SECTION 2
9/15/2015	Approved New	2015B-031-001	CAPITOL VIEW
9/15/2015	Approved New	2015B-037-001	GERMANTOWN PDG MULTI FAMILY
9/15/2015	Approved New	2015B-012-001	GRAYMONT, PHASE 1
9/15/2015	Approved New	2015B-041-001	ROEHRIG ESTATES, 1ST REVISION
9/16/2015	Approved Extension	2007B-068-008	JACKSON VALLEY, PHASE 2

Schedule

- A. **Thursday, September 24, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, October 8, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, October 22, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, November 12, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, November 19, 2015** - [MPC Meeting](#); 4pm, Metro Southeast, 1417 Murfreesboro Pike, Green Hills Auditorium

- F. Thursday, December 10, 2015 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- G. Thursday, January 14, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**