

# Metropolitan Planning Commission



Staff Reports

**October 8, 2015**



## Metro Planning Commission Meeting of 10/08/2015

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

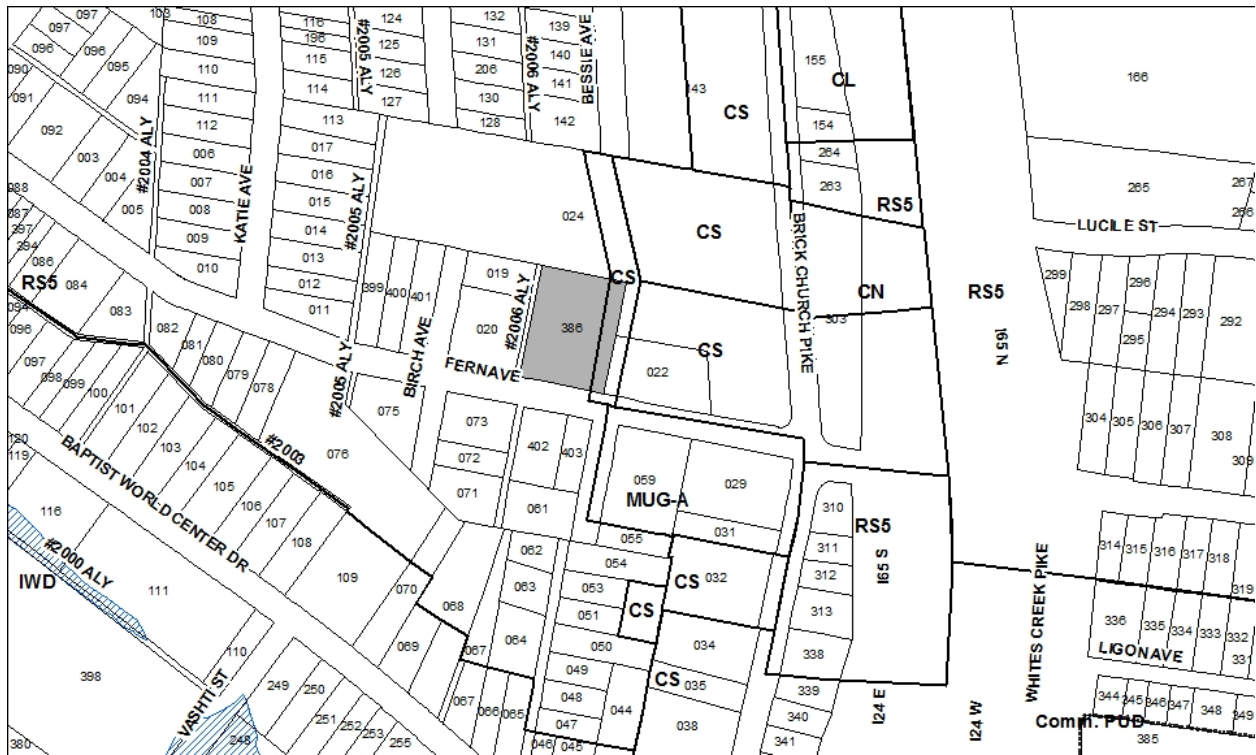


## **PREVIOUSLY CONSIDERED ITEMS**

- **Specific Plans**



# Metro Planning Commission Meeting of 10/08/2015



**2015SP-088-001**

101 FERN AVENUE

Map 071-14, Parcel(s) 386

03, Bordeaux - Whites Creek

02 (DeCosta Hastings)



<b>Project No.</b>	<b>Zone Change 2015SP-088-001</b>
<b>Project Name</b>	<b>101 Fern Avenue</b>
<b>Council District</b>	2 – Hastings
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Dale and Associates, applicant; Capital Homes, L.P. owner.

**Deferrals** This request was deferred from the September 24, 2015, Planning Commission meeting at the request of the applicant.

**Staff Reviewer** Swaggart  
**Staff Recommendation** *Disapprove.*

**APPLICANT REQUEST**

**Zone change from RS5 and CS to SP-R to permit nine residential units.**

Zone Change

A request to rezone from Single-Family Residential (RS5) and Commercial Service (CS) to Specific Plan-Residential (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.

**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 five units.*

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

**Proposed Zoning**

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

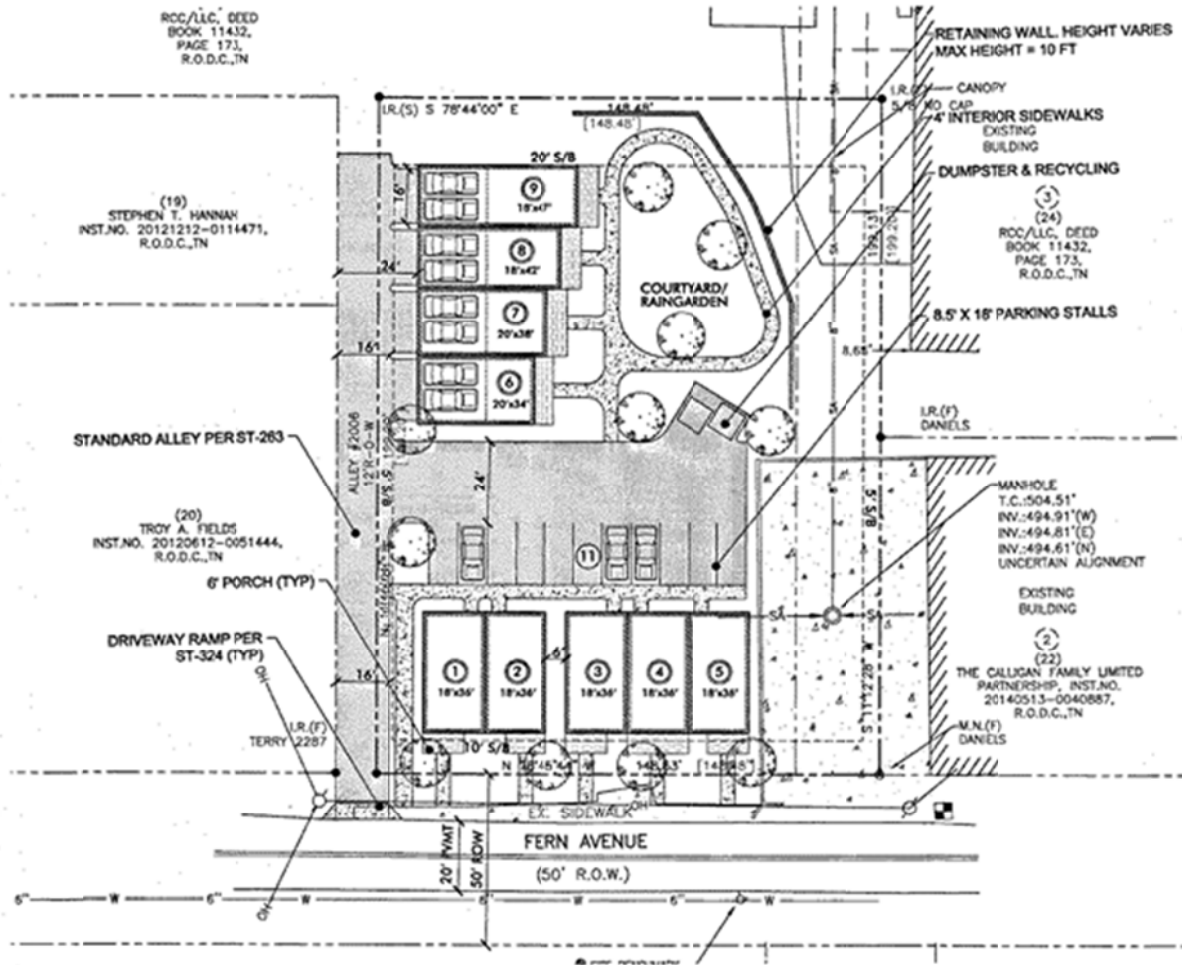
**CRITICAL PLANNING GOALS**

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

This area is served by adequate infrastructure including roads, water and sewer. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure because it does not burden Metro with the cost of maintaining new infrastructure. The request provides for an additional housing option in the area with a higher



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Proposed Site Plan



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density than what is permitted under the existing single-family zoning district which covers a majority of the subject site. Additional housing options are important to serve a wide range of people with different housing needs. Higher densities foster walkability and better public transportation. A bus line runs along Brick Church Pike and a bus stop is located at the intersection of Brick Church Pike and Fern Avenue which is within close proximity to the proposed development.

### **BORDEAUX-WHITES CREEK COMMUNITY PLAN**

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?

The request is consistent with the T4 NE policy. The policy supports a change in the overall development pattern from commercial and lower density residential to higher density residential that is more urban in form. As proposed the SP will provide additional density and a building form that is more urban in form and is consistent with the policy.

### **PLAN DETAILS**

The approximately 0.68 acre site is located on the north side of Fern Avenue, just west of Brick Church Pike. The site is listed as vacant; however, aerial photographs indicate that the site may have been used for nonresidential activities in the past. Commercial and light industrial uses border the property on the north and east. The lot to the west contains a single-family home and the property across the street is zoned for residential, but is vacant.

#### Site Plan

The plan calls for nine residential units. Five units address Fern Avenue while the remaining four units front an internal open space. All units are limited to a maximum of three stories in 35 feet. The plan provides some architectural guidelines relating to building orientation, building entry, glazing, finished floor elevations and porches. The plan also prohibits vinyl siding, EFIS and untreated wood finishes.

Access is provided from an alley that is located along the western property line. The plan also calls for a four foot right-of-way dedication along the alley which will bring the overall width of the alley to 16 feet. Surface parking is provided for the units fronting Fern Avenue and all spaces are located behind the units and screened from view from the right-of-way. The four units fronting the open space include garages that are accessed from the improved public alley. The plan calls for a five foot wide sidewalk and four foot planting strip along Fern Avenue.



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### ANALYSIS

Staff recommends approval of this request as the proposed plan provides an additional housing option and a design that is consistent with the T4 NE land use policy. The proposal also meets several critical planning goals.

### FIRE MARSHAL'S OFFICE

#### Approve with conditions

- Provide flow data and sq. footages for the units. Inadequate flow would require the living units to be sprinklered and the locations of the hydrants may not be adequate.

### STORMWATER RECOMMENDATION

#### Approve with conditions

- Offsite improvements may be required (to be determined during Final SP 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.
- Verify the available sight distance at the proposed alley connection to Fern Ave meets the AASHTO design standard. Submit field run survey indicating findings.

### TRAFFIC AND PARKING

#### Returned for corrections

- Verify the available sight distance at the proposed alley connection to Fern Ave meets the AASHTO design standard. Submit field run survey indicating findings.

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)	0.68	8.71 D	5 U	48	4	6

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.68	-	9 U	67	6	7

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 4 U	+19	+2	+1





## Metro Planning Commission Meeting of 10/08/2015

### **WATER SERVICES RECOMMENDATION**

#### **Approved with conditions**

Approved as a Preliminary SP only.

### **METRO SCHOOL BOARD REPORT**

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

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

The proposed SP-R zoning district would not generate any additional students than what is typically generated under the existing RS5 zoning district. Students would attend Lillard Elementary, Joelton Middle School, and Whites Creek High School. There is additional capacity for elementary, middle school and high school students. This information is based upon data from the school board last updated October 2014.

### **STAFF RECOMMENDATION**

Staff recommends disapproval. While the proposed SP is consistent with the T4NE policy for the Bordeaux-Whites Creek community plan and meets several critical planning goals, Public Works' concerns regarding sight distance have not been adequately addressed. Staff would recommend approval with conditions if these issues were resolved to Public Works satisfaction and Public Works recommended approval.

### **CONDITIONS**

1. Uses are limited to a maximum of nine residential units.
2. Untreated wood is not permitted as an exterior finish.
3. Porches may not encroach any further into the front setback than what is shown on the preliminary plan.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Preliminary SP plan 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. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



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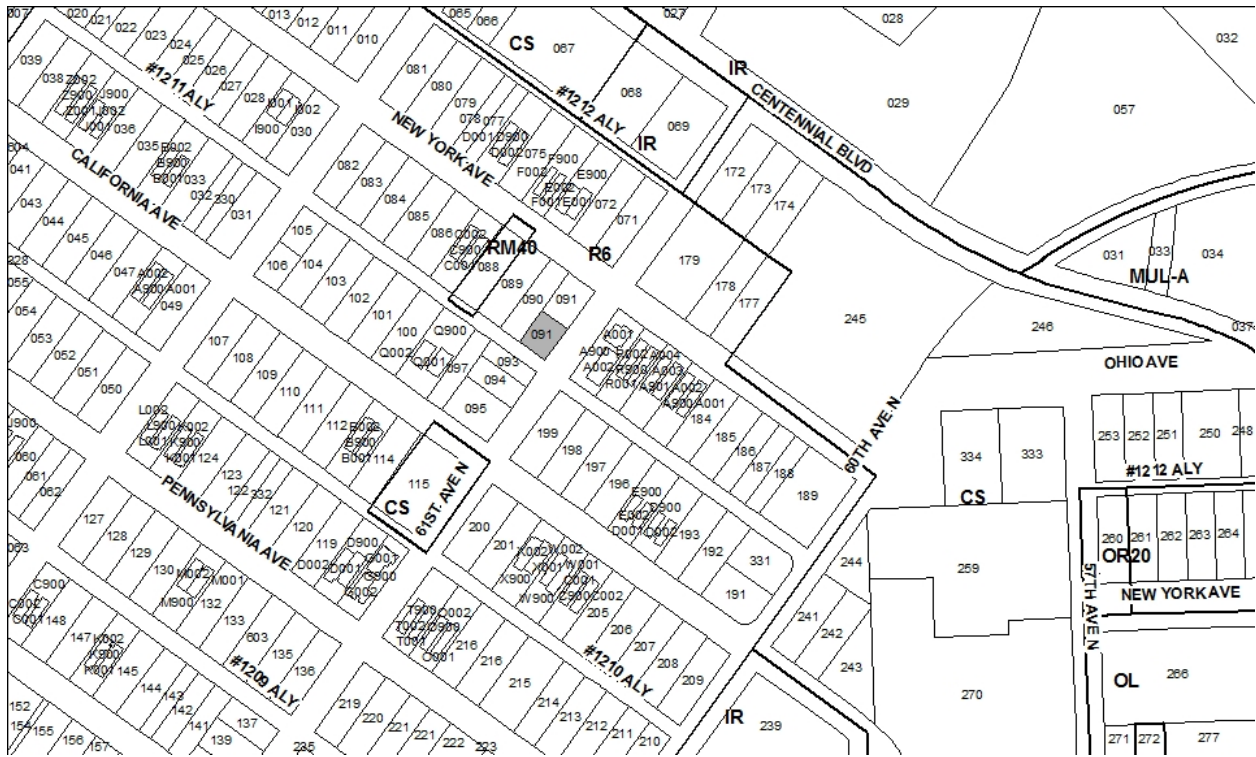


## **RECOMMENDATIONS TO METRO COUNCIL**

- **Specific Plans**
- **Zone Changes**



# Metro Planning Commission Meeting of 10/08/2015



**2015SP-091-001**

1511 61ST AVE N

Map 091-02, Parcel(s) 091

07, West Nashville

20 (Mary Carolyn Roberts)



<b>Project No.</b>	<b>Zone Change 2015SP-091-001</b>
<b>Project Name</b>	<b>1511 61<sup>st</sup> Avenue North</b>
<b>Council District</b>	20 - Roberts
<b>School District</b>	1 - Gentry
<b>Requested by</b>	Dale & Associates, applicant; D222, LLC, owner.
<b>Staff Reviewer</b>	Birkeland
<b>Staff Recommendation</b>	<i>Approve with conditions and disapprove without all conditions.</i>

**APPLICANT REQUEST**

**Zone change to permit 2 attached residential units.**

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 1511 61st Avenue North, approximately 100 feet south of New York Avenue, (0.095 acres), to permit up to two 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. *There is currently 1 lot, which is not eligible for a duplex, for a total of 1 unit.*

**Proposed Zoning**

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

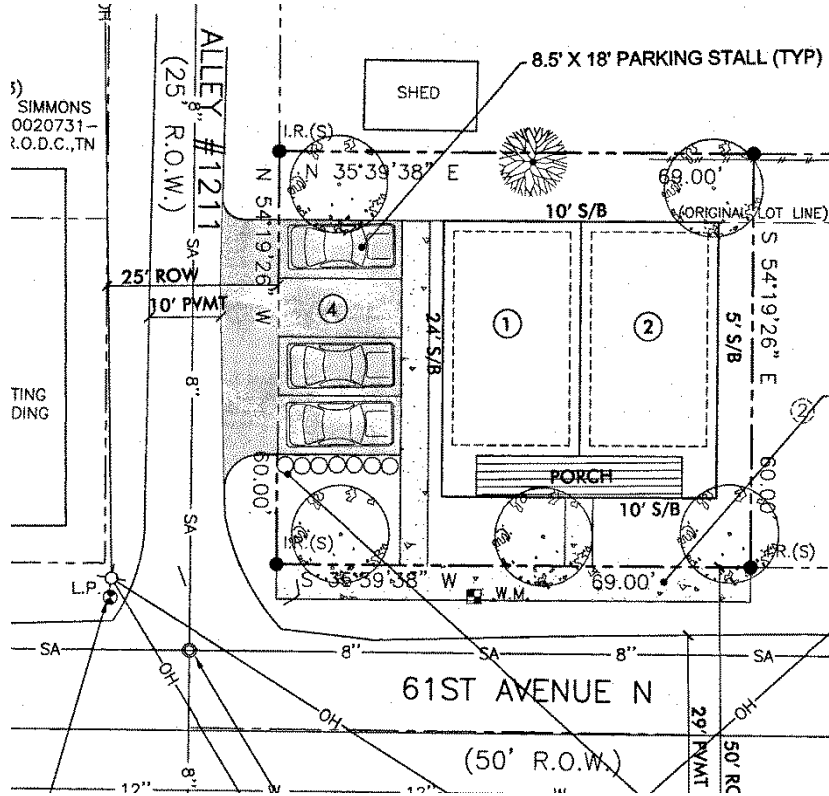
**CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices
- Supports infill development

The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. The request provides additional housing opportunities in the area. Housing options are important to serve a wide range of people with different housing needs. A new sidewalk along 61<sup>st</sup> Avenue North will provide an improved pedestrian environment and a safe connection to other areas.



# Metro Planning Commission Meeting of 10/08/2015



**Proposed Site Plan**



**Proposed Elevations**



## Metro Planning Commission Meeting of 10/08/2015

### **WEST NASHVILLE COMMUNITY PLAN**

T4 Urban Neighborhood Maintenance (T4 NM) Policy is intended to preserve the general character of existing urban 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. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity

#### Consistent with Policy?

Yes. The policy supports the proposed attached residential units through form and interaction with the public realm. The SP will provide a mixture of housing types in a strategic location within West Nashville while preserving the general character of the neighborhood. The project will also provide sidewalk improvements to enhance the pedestrian connectivity of the area.

### **PLAN DETAILS**

The site is located along the west side of 61<sup>st</sup> Avenue North, between New York Avenue and Alley #1211 in West Nashville. The plan proposes two attached dwelling units designed as a manor home. The proposed elevations show that the units create a manor style house. A manor house is designed to appear from the exterior as a single-family use. One primary entrance is provided from the exterior and access to the individual living units is provided inside the structure. The design of the units is meant to easily blend in with the surrounding single-family residential form.

The units will have frontage along 61<sup>st</sup> Avenue North. Access to the site will be from the public alley along the southwestern boundary of the site. Surface parking is proposed off the alley, behind the proposed units. Parking will be screened by landscaping along 61<sup>st</sup> Avenue North. A five foot sidewalk and a four foot planting strip will be installed along the 61<sup>st</sup> Avenue North to allow for pedestrian circulation.

The developer has proposed architectural guidelines for the project. Buildings facades facing a street shall provide 1 principal entrance and a minimum of 25% glazing. Standards are provided for window orientation, prohibited materials, raised foundations, and porch depths. The proposed residential units shall have a maximum height limitation of 2 stories within 35 feet, measured to roofline.

### **ANALYSIS**

The SP is consistent with the T4 Neighborhood Maintenance policy and meets three critical planning goals. While the policy calls for the existing character to remain, some change is expected over time in this policy. The change should be respectful of the existing form of the neighborhood. By providing two units in a manor house style, the development is able to reflect the nature of the existing single family structures located in the neighborhood. The SP allows for design considerations that better integrate the development into the existing neighborhood while also allowing for a mix of housing types.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approved with conditions**

- Provide flow data and sq. footages for the units. Inadequate flow would require the living units to be sprinklered and the locations of the hydrants may not be adequate.



# Metro Planning Commission Meeting of 10/08/2015

## STORMWATER RECOMMENDATION

Approved

## WATER SERVICES RECOMMENDATION

Approved with conditions

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

## TRAFFIC AND PARKING RECOMMENDATION

No exception taken

## PUBLIC WORKS RECOMMENDATION

No exception taken

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.08	7.26 D	0 U	-	-	-

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
Two-Family Residential (210)	0.08	-	2 U	20	2	3

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
-	-	-	+ 2 U	+20	+2	+3

## METRO SCHOOL BOARD REPORT

Projected student generation existing R8 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 is expected to generate no more students than what is typically generated under the existing R6 zoning district. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School. Cockrill Elementary School and Cane Pearl-Cohn High School have been identified as over capacity. There is capacity for additional elementary students within the cluster and there is capacity for additional high school students within an adjacent cluster.





## Metro Planning Commission Meeting of 10/08/2015

### STAFF RECOMMENDATION

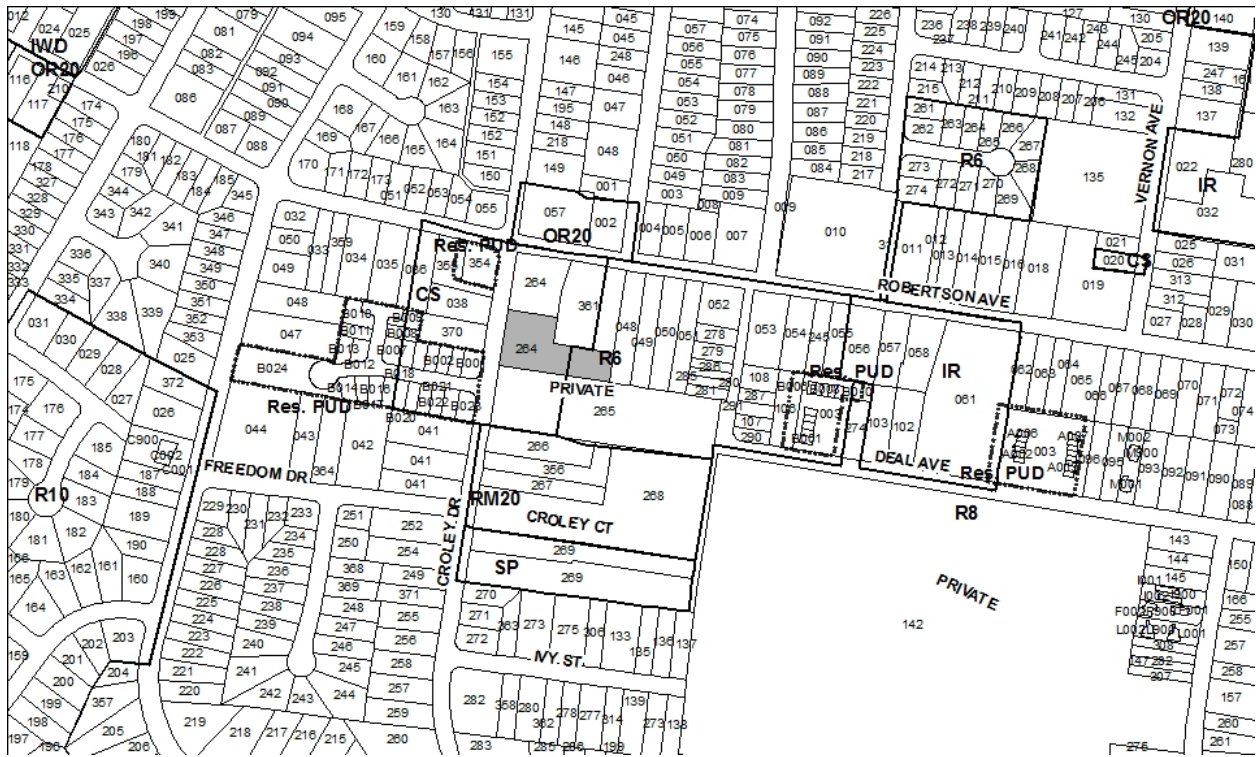
Staff recommends approval with conditions and disapproval without all conditions. The proposed SP is consistent with the T4 Neighborhood Maintenance policy of the West Nashville Community Plan.

### CONDITIONS

1. Uses within this SP shall be limited to a maximum of two attached residential units.
2. Remove encroachment note for covered porches, bay windows, stoops and balconies.
3. No structure shall be more than 2 stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street facing facades shall be provided with the final site plan. The following standards shall be met:
  - a. Building facade fronting the street shall provide one principal entrance (doorway) and a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
  - 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.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Preliminary SP plan 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.



# Metro Planning Commission Meeting of 10/08/2015



**2015SP-093-001**

**CROLEY HOMES DEVELOPMENT**

Map 090-12, Parcel(s) 264

07, West Nashville

20 (Mary Carolyn Roberts)



<b>Project No.</b>	<b>2015SP-093-001</b>
<b>Project Name</b>	<b>Croley Homes Development SP</b>
<b>Council District</b>	20 - Roberts
<b>School District</b>	9 - Frogge
<b>Requested by</b>	Lukens Engineering Consultants, applicant; Croley Homes Development, LLC, owner.
<b>Staff Reviewer</b>	Milligan
<b>Staff Recommendation</b>	<i>Approve with conditions and disapprove without all conditions.</i>

**APPLICANT REQUEST**

**Preliminary SP to permit up to 13 dwelling units.**

Preliminary SP

A request to rezone from Commercial Services (CS) and One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 630 Croley Drive, approximately 200 feet south of Robertson Avenue (0.95 acres), to permit up to 13 residential units.

**Existing Zoning**

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

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. *The R6 portion of the lot would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.*

**Proposed Zoning**

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

**CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Supports Infill Development

This proposal meets two critical planning goals. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The project will intensify development on an infill site. Sidewalks are being provided along Croley Drive to create a more pedestrian friendly and walkable area.





## Metro Planning Commission Meeting of 10/08/2015

### **WEST NASHVILLE COMMUNITY PLAN**

T4 Urban Neighborhood Center (T4 NC) policy is intended to preserve, enhance, and create urban neighborhood centers that fit in with the general character of urban neighborhoods. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Neighborhood Centers are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses.

#### Consistent with Policy?

Yes. The plan is consistent with the T4 NC policy. This property lies within a larger area that is designated as Neighborhood Center south of the intersection of Croley Drive and Robertson Avenue. The plan provides for a housing element within the Neighborhood Center that would serve existing and future non-residential uses. Sidewalks are proposed along Croley Drive, allowing for future residents to walk to nearby non-residential uses adding to the functionality of the area as a Neighborhood Center.

### **PLAN DETAILS**

The site is located at 630 Croley Drive, on the east side of Croley Drive. The site is approximately 0.95 acres in size and is currently in use as a single-family residence.

#### Site Plan

The plan proposes up to 13 residential dwelling units, including nine attached units and four detached. The Croley Drive frontage will be fronted with six attached units. The remainder of the units will front on an internal drive.

There is one access point proposed from Croley Drive. Parking is provided through a combination of garage spaces along with surface parking spaces. A sidewalk will be constructed along Croley Drive. Internal sidewalks are provided to connect the units throughout the development and from within the development to the sidewalks proposed along Croley Drive. Stoops are proposed for all units.

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

### **ANALYSIS**

The plan is consistent with the T4 Urban Neighborhood Center policy. The plan provides for an additional housing option within an existing Neighborhood Center. Sidewalks are provided to create a more walkable community and homes are fronting on Croley Drive creating for a strong streetscape that furthers the goals of the Neighborhood Center policy. Future residents will be able to walk to nearby non-residential uses, including an existing corner market, increasing the functionality of the Neighborhood Center.



# Metro Planning Commission Meeting of 10/08/2015

## FIRE DEPARTMENT RECOMMENDATION

### Approved with conditions

- Fire Code issues for the structures will be addressed at permit application review. Provide flow data and sq. footages for the units. Inadequate flow would require the living units to be sprinklered and the locations of the hydrants may not be adequate.

## STORMWATER RECOMMENDATION

### Approved

## WATER SERVICES

### Approved with conditions

- Approved as a Preliminary SP only. Public water and sewer construction plans must be submitted and approved prior to Final SP approval. Also, 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.
- Dedicate ROW to the back of sidewalk.
- Indicate on the plans the installation of ground mount signs and sign blades that indicate now entering private property.

## TRAFFIC AND PARKING RECOMMENDATION

### No exception taken

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)	0.63	0.6 F	16,465 SF	743	21	61

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)	0.24	7.26 D	2 U*	20	2	3

\*Based on one two family lot.

Maximum Uses in Proposed Zoning District: SP-R

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.87	-	13 U	110	11	12



## Metro Planning Commission Meeting of 10/08/2015

Traffic changes between maximum: CS, 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
-	-	-	-	-653	-12	-52

### METRO SCHOOL BOARD REPORT

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

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

The proposed SP-R zoning district could generate 4 more students than what is typically generated under the existing R6 zoning district. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School. Cockrill Elementary School has been identified as over capacity but there is capacity within the cluster. Pearl-Cohn High School has been identified as over capacity and while there is no capacity within the cluster, there is capacity within 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 as the plan is consistent with the policy for the area and provides additional housing options.

### CONDITIONS

1. Permitted land uses shall be limited to up to 13 residential units.
2. Provide a detailed landscape plan with the submittal of the Final SP. Include screening of utility equipment located on site as well as visible parking areas.
- 3.
4. Provide detailed elevations of the buildings with submittal of the Final SP.
5. On the corrected set, update the height to state maximum height is 35' to roofline.
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. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the application request or application.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
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.



## **Metro Planning Commission Meeting of 10/08/2015**

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.

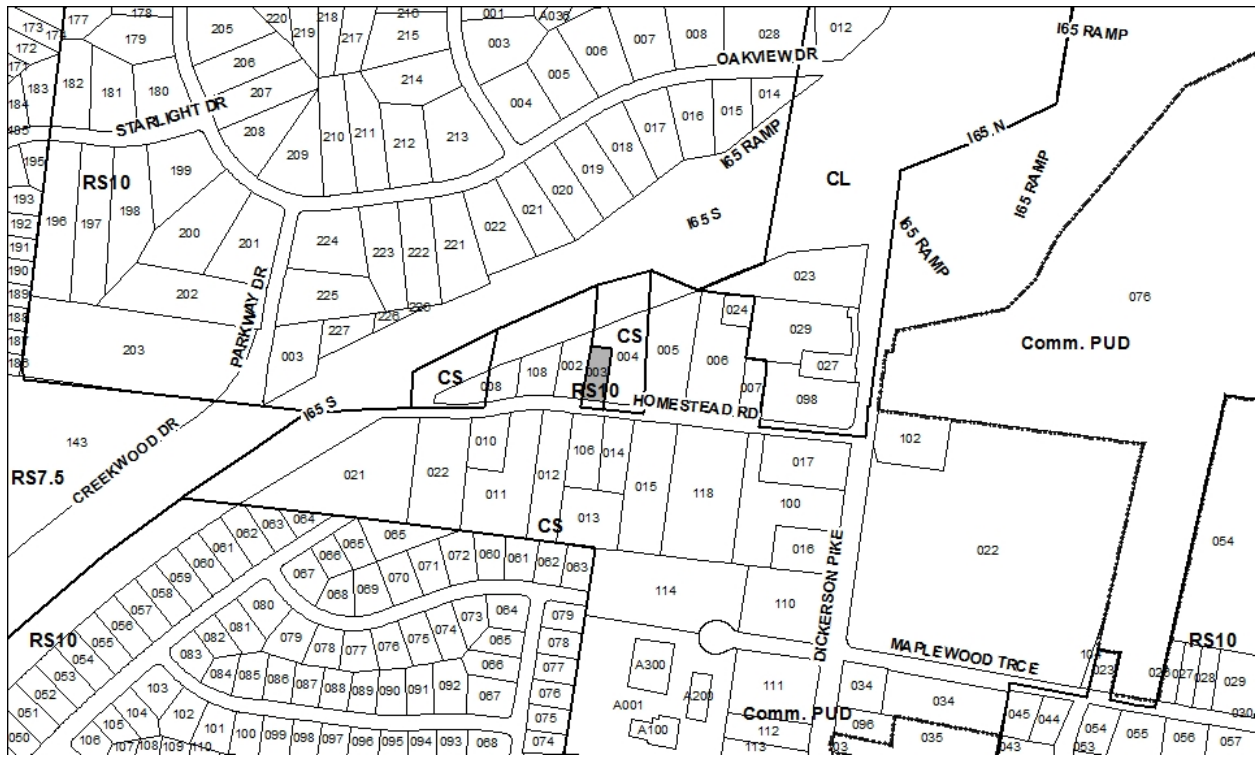




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# Metro Planning Commission Meeting of 10/08/2015



**2015Z-081PR-001**

Map 060-04, Parcel(s) 003

05, East Nashville

02 (DeCosta Hastings)



<b>Project No.</b>	<b>2015Z-081PR-001</b>
<b>Council District</b>	02- Hastings
<b>School District</b>	01- Gentry
<b>Requested by</b>	Civil Site Design Group, applicant; Steven Kirby, owner.
<b>Staff Reviewer</b>	Deus
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**  
**Rezone from RS10 to CS-A.**

Zone Change

A request to rezone from Single-Family Residential (RS10) to Commercial Service-Alternative (CS-A) zoning for property located at 329 Homestead Road, approximately 900 west of Dickerson Pike (0.34 acres).

**Existing Zoning**

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

**Proposed Zoning**

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

**CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Supports Infill Development

This request directs development to areas where infrastructure is already existing (i.e. sewer lines, roads) as opposed to where there are not adequate public facilities. This reduces the service constraints placed on Metro’s resources. The proposed request would also enhance walkability along a corridor through the orientation of buildings.

**EAST NASHVILLE COMMUNITY PLAN**

T4 Urban Community Center (T4 CC) – is intended to preserve, enhance, and create urban community centers encouraging their development and redevelopment as intense mixed use areas that fit in with the general character of urban neighborhoods. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Community Centers are pedestrian friendly areas, generally located at intersections of prominent urban streets.

Consistent with Policy?

Yes, this request is consistent with land use policy. The intent of this policy is to create urban community centers encouraging their development and redevelopment as intense urban areas that are compatible with the general character of the neighborhood. The proposed CS-A zoning district would move this property closer to the goals of the policy.



## Metro Planning Commission Meeting of 10/08/2015

### ANALYSIS

This site covers 0.34 acres and currently has a single family structure. This request would allow for commercial uses. Currently, the corridor where this property is located is zoned primarily for commercial uses.

The proposed zoning district has design standards that would be implemented in the event that this property was to redevelop. It would create walkable neighborhoods through the use of appropriate building placement and sidewalks. The CS-A district requires a shallow build to zone that would allow for one module of parking and the developer would be required to build sidewalks to local street standards. These standards would be consistent with the design principals of the policy.

### FIRE MARSHAL RECOMMENDATION

N/A

### STORMWATER RECOMMENDATION

N/A

### PUBLIC WORKS RECOMMENDATION

N/A

### TRAFFIC & PARKING RECOMMENDATION

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.34	4.35 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.34	0.6 F	8,886 SF	418	15	43

Traffic changes between maximum: **RS10** and **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+408	+14	+41



## Metro Planning Commission Meeting of 10/08/2015

### METRO SCHOOL BOARD REPORT

Projected student generation RS10 district

0 Elementary

0 Middle

0 High

Projected student generation CS-A district

0 Elementary

0 Middle

0 High

The proposed CS-A district would generate fewer students than what is typically generated under the existing RS10 district. Students would attend Chadwill Elementary, Gra-Mar Middle School and Maplewood High School. This information is based upon data from the school board last updated October 2014.

### STAFF RECOMMENDATION

Staff recommends approval as this request is consistent with policy.



# Metro Planning Commission Meeting of 10/08/2015



**2015Z-083PR-001**

Map 105-04, Parcel(s) 168-171

11, South Nashville

17 (Colby Sledge)



<b>Project No.</b>	<b>Zone Change 2015Z-083PR-001</b>
<b>Council District</b>	17 - Sledge
<b>School District</b>	5 - Kim
<b>Requested by</b>	Urban Housing Solutions, Inc., applicant; SCKC, LLC, owner.
<b>Staff Reviewer</b>	Moukaddem
<b>Staff Recommendation</b>	<i>Approve.</i>

**APPLICANT REQUEST**

**Zone change from IWD to MUL-A**

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed Use Limited-Alternative (MUL-A) zoning for property (0.56 acres) located at 1227, 1233, and 1235 Lewis Street and Lewis Street (unnumbered), approximately 100 feet south of North Hill Street.

**Existing Zoning**

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

**Proposed Zoning**

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

**CRITICAL PLANNING GOALS**

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

This request creates an opportunity to improve the walkability of this neighborhood. A rezoning to MUL-A could create a mix of retail, restaurant, and office uses accessible by foot from the adjoining residential neighborhood to the west. MUL-A bulk standards are designed to promote this pedestrian streetscape through building orientations and by requiring that parking be at the rear or side of buildings. In addition, this site is served by an existing transit route along Lewis Street, providing for opportunities for future residents and customers of potential businesses to utilize this transit service. Transit service is one facet of the existing infrastructure serving the site area. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure.

**SOUTH NASHVILLE COMMUNITY PLAN**

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



## Metro Planning Commission Meeting of 10/08/2015

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.

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed, use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit.

### Consistent with Policy?

Yes. The re-zoning to MUL-A is consistent with the T4 Urban Mixed Use Neighborhood (T4 MU) Policy and is appropriate given the site's location in an urban area. The re-zoning would encourage the mix of uses promoted under this policy, and hold them to design standards amenable to a pedestrian-oriented streetscape. Permitted uses under MUL-A zoning are residential, retail, restaurant, and office uses. These uses embody the mixed-use development envisioned under this policy.

### **ANALYSIS**

The site is located on Lewis Street, south of North Hill Street, and has two existing structures on 0.56 acres. The intent of this rezoning, as stated by the applicant, is to restore two legally non-conforming apartment buildings to their original 10-unit designs. Each building would then have 10 units for a total of 20 units on the site. The applicant's intent is to complete interior renovations; these interior renovations would not be significant enough to warrant that the site redevelop in compliance with the MUL-A design guidelines. Nevertheless, this rezoning request brings to this site a zoning designation that is appropriate under T4 MU policy. It offers potential for the further redevelopment of these properties in the future to occur in a way that would enhance the pedestrian streetscape and meets the goals of the T4 MU policy. MUL-A zoning includes design standards that ensure that building location and parking contribute to an urban, pedestrian-friendly streetscape. In the future, the proposed MUL-A zoning could allow for a mix of uses accessible to the residential neighborhood to the west while bringing context-sensitive design standards to this environmentally constrained area.

### **TRAFFIC AND PARKING**

#### **Approve with conditions**

- A traffic impact study may be requested with redevelopment.

### **STAFF RECOMMENDATION**

Staff recommends approval.



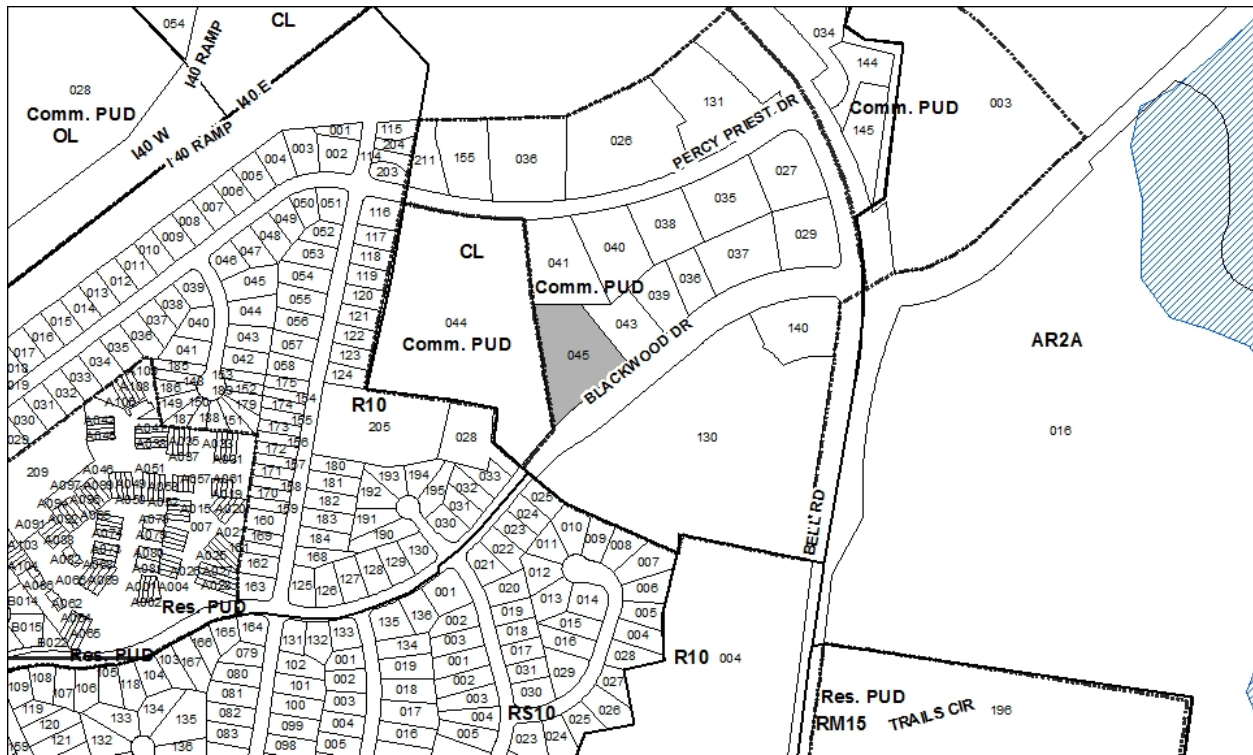


## **PLANNING COMMISSION ACTIONS**

- **Planned Unit Developments**



# Metro Planning Commission Meeting of 10/08/2015



**155-74P-008**

LARCHWOOD (DOLLAR GENERAL)

Map 097-13, Parcel(s) 045

14, Donelson - Hermitage

13 (Holly Huevo)



## Metro Planning Commission Meeting of 10/08/2015

<b>Project No.</b>	<b>Planned Unit Development 155-74P-008</b>
<b>Project Name</b>	<b>Larchwood PUD</b>
<b>Council District</b>	13 – Huezo
<b>School District</b>	7 – Pinkston
<b>Requested by</b>	Turner & Associates Realty, Inc., applicant; MDREA, Inc., owner.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Approve with conditions.</i>

### **APPLICANT REQUEST**

**Revise PUD and final site plan to permit a retail use.**

#### Revise PUD & Final Site Plan

A request to revise a portion of the Larchwood Commercial Planned Unit Development Overlay District and for final site plan approval for property located at 3234 Blackwood Drive, approximately 765 feet west of Stewarts Ferry Pike (1.8 acres), zoned Commercial Limited (CL), to permit a 9,100 square foot retail facility.

#### **Existing Zoning**

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses.

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

### **CRITICAL PLANNING GOALS**

N/A

### **PLAN DETAILS**

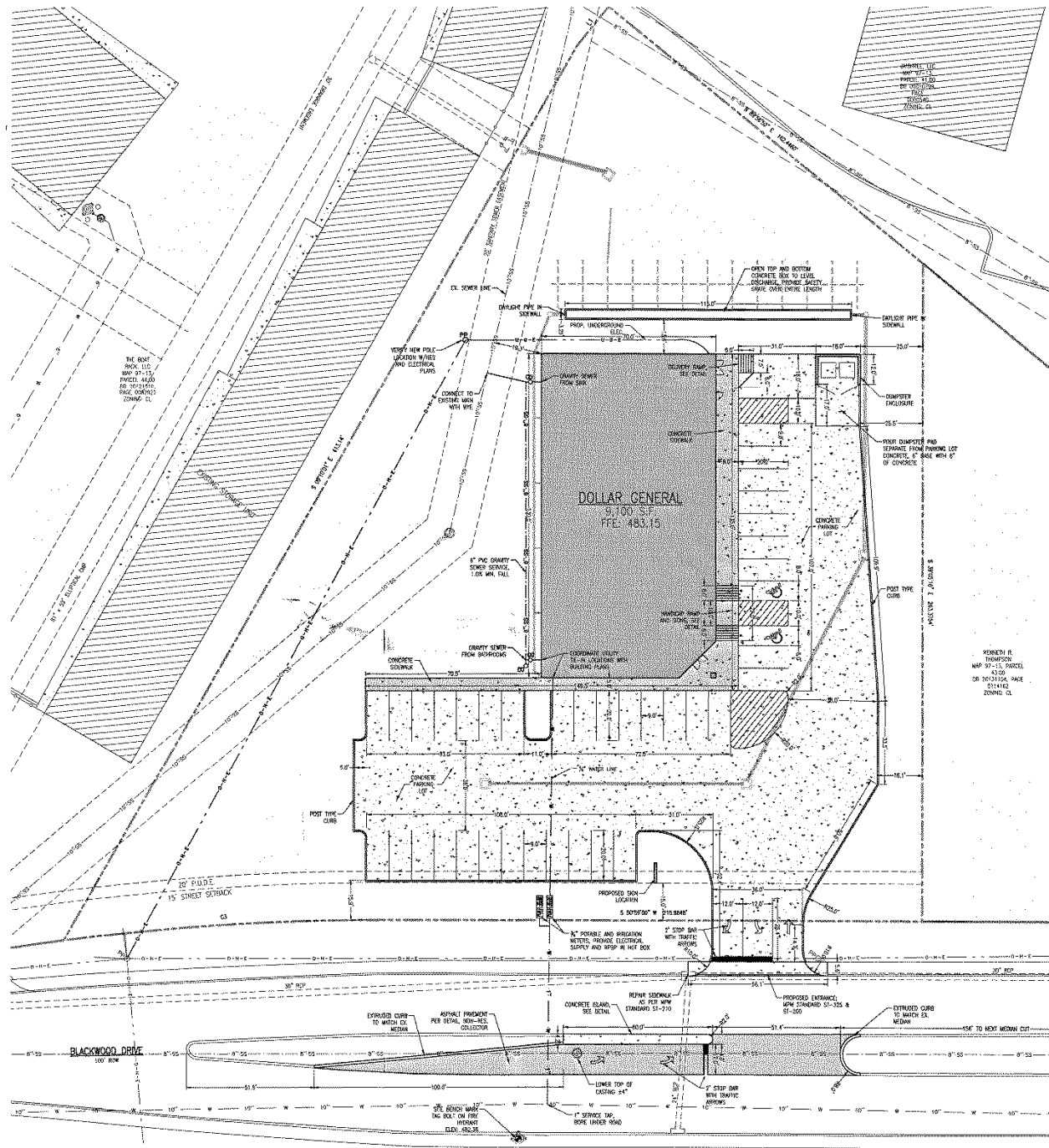
The Larchwood Commercial PUD Overlay District was originally approved by Metro Council in 1974. Since the original approval, the plan has been amended and revised numerous times. A majority of the PUD is developed. The subject site is not developed and is approved for office and a variety of commercial uses.

#### Site Plan

The plan calls for a 9,100 square foot retail building. The proposed building is shown towards the rear of the lot. Two rows of parking are shown in the front of the proposed building and one row of parking is shown on the east side of the proposed building. Access into the site is provided from a



# Metro Planning Commission Meeting of 10/08/2015



**Proposed Site Plan**



## Metro Planning Commission Meeting of 10/08/2015

single driveway off of Blackwood Drive. An internal sidewalk connect to the existing public sidewalk along Blackwood Drive is shown.

### ANALYSIS

Staff finds that the proposed revision is consistent with the Council approved PUD plan. The plan does not increase the floor area over what is permitted or make changes to the layout that significantly deviate from the Council approved PUD plan. Since the request does not propose any major changes to the Council approved PUD plan, then staff finds the request can be approved as a minor modification not requiring Council approval.

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

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

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



## Metro Planning Commission Meeting of 10/08/2015

through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.

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

### **FIRE MARSHAL'S OFFICE**

#### **Approve with Conditions**

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

### **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**

#### **Approved**

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions as it is consistent with the Council approved plan and zoning requirements.

### **CONDITIONS**

1. Construction drawings must be approved by Metro Stormwater. If the approved construction drawings are not consistent with the plan approved by the Planning Commission, then a new



## Metro Planning Commission Meeting of 10/08/2015

application must be submitted for review and approval prior to the issuance of any grading or building permits.

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

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**MEMORANDUM**

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**TO:** PLANNING COMMISSIONERS  
**FROM:** ANDREW COLLINS, METRO NASHVILLE PLANNING DEPARTMENT  
**SUBJECT:** CERTIFICATION OF BONUS HEIGHT COMPLIANCE WITHIN THE DTC  
**DATE:** SEPTEMBER 28, 2015

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<b>PROJECT NAME</b>	<b>222 2<sup>ND</sup> AVENUE SOUTH</b>
<b>SUBDISTRICT</b>	SOBRO
<b>Parcel(s)</b>	09306410000, 09306409900, 09306409800, 09306409600, 09306410600, 09306409500
<b>Requested by</b>	Jeffrey Kuhnhenh; Gresham, Smith and Partners, applicant.

**BACKGROUND**

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

**APPLICANT REQUEST**

Certification of compliance with the Downtown Code (DTC) Bonus Height Program (BHP) for Hines Holdings and C.B. Ragland, with JE Dunn for development located at 222 2<sup>nd</sup> Avenue South, located in the SoBro Subdistrict of the DTC. The bonus height will be utilized to help achieve the 25 story building height, as required in the project’s Overall Height Modification, 2015DTC-001-001, granted by the Planning Commission on 8/13/2015. The project is utilizing LEED Building, and Pervious Surface provisions of the DTC’s Bonus Height Program.

**ANALYSIS**

The DTC Bonus Height Program allows bonus height to be permitted if certain public benefit uses are met. In addition, the project’s Overall Height Modification approval requires the Bonus Height for the project be certified by the Planning Commission, per the DTC. The public benefits being provided are:

LEED Building

- “Bonuses for individual buildings are given upon precertification of LEED silver, gold and platinum. The bonuses are specific to each Subdistrict. See the BHP Chart for details.”
- BHP Chart: SoBro West side of 1<sup>st</sup> Avenue South and East side of 2<sup>nd</sup> Avenue South - LEED Silver: 4 stories

Pervious Surface

- “The number of square feet of Bonus Height shall be twice that of the number of square feet of Pervious Surface. The additional square footage may be used to the Bonus Height Maximum as determined on the BHP Chart.”
- BHP Chart: SoBro West side of 1<sup>st</sup> Avenue South and East side of 2<sup>nd</sup> Avenue South – Pervious Surface: 2 stories



The Bonus Height Program Chart (BHP) allows four bonus stories for LEED Building Silver. The project has received LEED Silver pre-certification. Approximately 4,100 SF of Pervious Surface will be provided (exclusive of pervious areas within the proposed right-of-way), the derived bonus square footage is 8,200 SF (Pervious Surface SF x 2), and is being used towards one bonus story. This utilization is compliant with the DTC Bonus Height Program, and as required by the project's Overall Height Modification 2015DTC-001-001.

**STAFF RECOMMENDATION**

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

Parcel Map





222 2ND AVENUE  
Nashville, Tennessee

HAS FULFILLED THE REQUIREMENTS OF  
**PRE-CERTIFICATION**

UNDER LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) FOR CORE & SHELL DEVELOPMENT LEVEL:

**SILVER**

DOCUMENTATION HAS BEEN SUBMITTED FOR THIS PROJECT, WHICH DEMONSTRATES  
AN INTENT TO DESIGN AND BUILD A HIGH-PERFORMANCE LEED GREEN BUILDING.

SEPTEMBER 2015

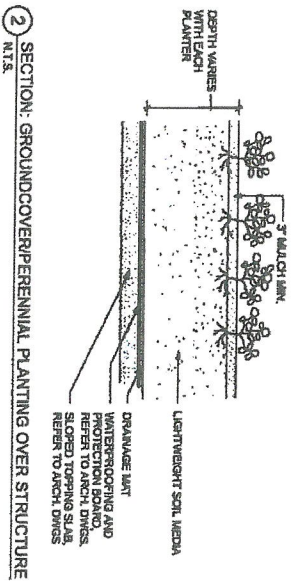
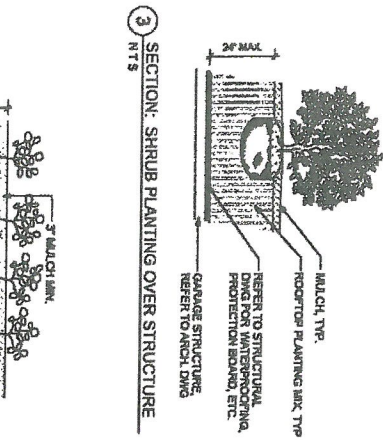
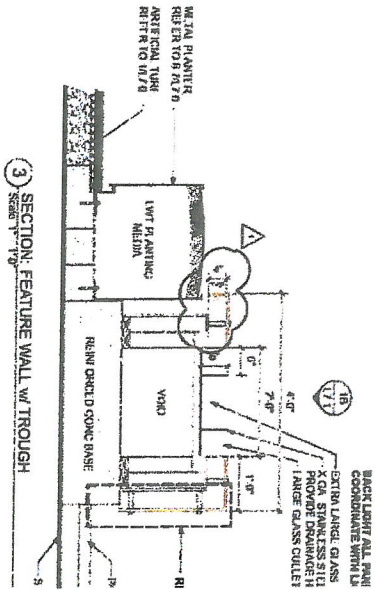
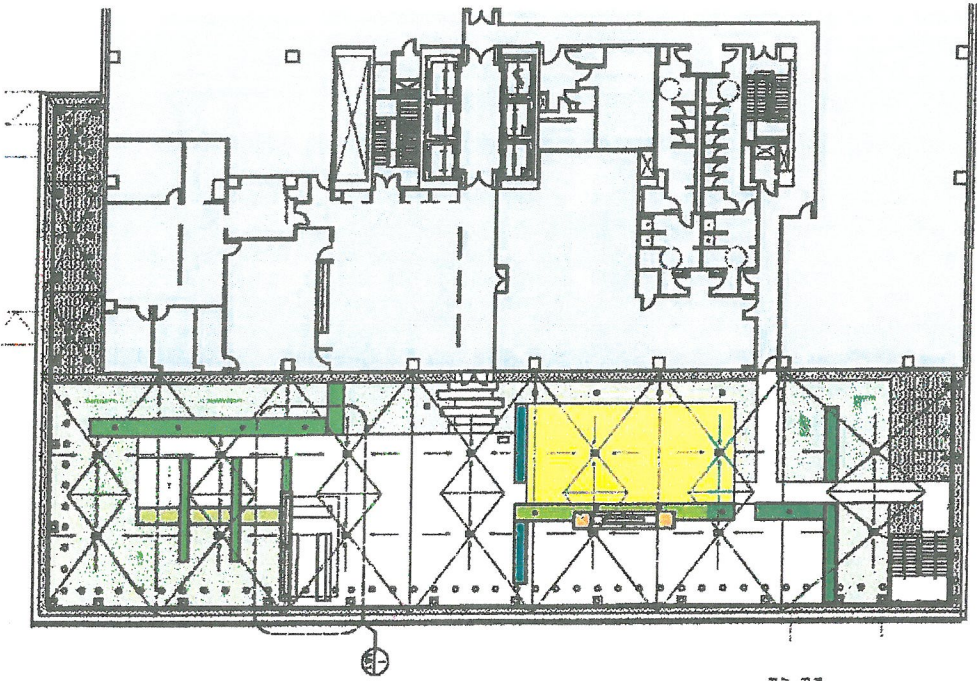
A large, stylized handwritten signature in black ink, appearing to be "R." with a dot.

S. RICHARD FEDRIZZI, PRESIDENT & CEO  
U.S. GREEN BUILDING COUNCIL

A handwritten signature in black ink, appearing to be "Mahesh Ramandam".

MAHESH RAMANDAM, PRESIDENT  
GREEN BUILDING CERTIFICATION INSTITUTE





Terrace includes no less than 4100sf of green space consisting of a series of permanent planters and green roof.

**PERVIOUS SURFACE AT ROOFTOP TERRACE**