



METROPOLITAN PLANNING COMMISSION MINUTES

Thursday, December 10, 2015

4:00 pm Regular Meeting

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

MISSION STATEMENT

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

Commissioners Present:

Jim McLean, Chair
Greg Adkins, Vice Chair
Stewart Clifton
Hunter Gee
Jeff Haynes
Derrick Dalton
Jessica Farr
Jennifer Hagan-Dier
Council Lady Burkley Allen

Staff Present:

Doug Sloan, Executive Director
Bob Leeman, Deputy Director
Kelly Adams, Administrative Services Officer III
Carrie Logan, Planning Manager II
Kathryn Withers, Planning Manager II
Brandon Burnette, Planner III
Jason Swaggart, Planner III
Lisa Milligan, Planner III
Anita McCaig, Planner III
Cindy Wood, Planner III
Greg Claxton, Planner II
Latisha Birkeland, Planner II
Justin Wallace, Planner I
Alex Deus, Planner I
Karimeh Moukaddem, Planner I
Emily Lamb/Susan Jones, Legal

Commissioners Absent: Lillian Blackshear

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

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Notice to Public

Please remember to turn off your cell phones.

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

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

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

Writing to the Commission

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

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

Speaking to the Commission

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

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

Legal Notice

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



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MEETING AGENDA

A. CALL TO ORDER

The meeting was called to order at 4:03 p.m.

B. ADOPTION OF AGENDA

Mr. Clifton moved and Mr. Haynes seconded the motion to adopt the agenda. (8-0)

C. APPROVAL OF NOVEMBER 12, 2015 AND NOVEMBER 19, 2015, MINUTES

Mr. Haynes moved and Mr. Adkins seconded the motion to approve the November 12, 2015 minutes. (8-0)

Mr. Haynes moved and Mr. Clifton seconded the motion to approve the November 19, 2015 minutes. (8-0)

Ms. Farr stepped in the room at 4:05 p.m.

D. RECOGNITION OF COUNCILMEMBERS

Councilman Loniel Greene requested deferral of Items 1a and 1b to allow further community meetings.

Councilman Scott Davis spoke in favor of Item 20 and requested approval.

Council Lady Brenda Haywood requested deferral of Items 1a and 1b to allow further community meetings.

E. ITEMS FOR DEFERRAL / WITHDRAWAL

2a. 2015CP-011-003

SOUTH NASHVILLE PLAN AMENDMENT

2b. 2015SP-092-001

OUTPOST NASHVILLE

5. 2015SP-099-001

DEMOSS ROAD SP

8. 2014UD-001-002

CLAYTON AVENUE

11a. 2015CP-012-002

SOUTHEAST COMMUNITY PLAN AMENDMENT

11b. 2015SP-098-001

CEDARWOOD SP

13. 2015SP-103-001

MADISON MILL LOFTS

17. 2015SP-109-001

ARCADIA BRENTWOOD

18a. 2015SP-110-001

2202 HOBBS

18b. 2003P-013-001

VILLAGE HALL PHASE II

19a 2015SP-113-001
NASHVILLE HIGHLANDS SP

19b. 73-85P-001
NASHVILLE HIGHLANDS (PUD CANCELLATION)

25a. 2005P-008-007
ADDITION TO HARPETH VILLAGE PUD

25b. 2015Z-096PR-001

32. 2015S-165-001
2044 STRAIGHTWAY

Mr. Adkins moved and Ms. Farr seconded the motion to approve the Deferred Items. (9-0)

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.

6. 2015Z-047PR-001

7. 2005UD-009-004
HILLSBORO VILLAGE UDO

10a. 2015CP-001-001
JOELTON COMMUNITY PLAN AMENDMENT

10b. 2015Z-098PR-001

12. 2010SP-003-002
METRO NASHVILLE TEACHER'S APARTMENT (AMENDMENT)

16. 2015SP-108-001
MANCHESTER HEIGHTS

22. 2015Z-092PR-001

23. 2015Z-094PR-001

24. 2015Z-095PR-001

27. 2015Z-099PR-001

29. 142-66P-002
CEDARWOOD DEVELOPMENT

30. 2004P-013-007
MILL CREEK COMMONS

31. 2015S-177-001
STONECREST

34. 2015S-172-001
WAL-MART LIBERTY LANE SUBDIVISION

35. Grant Contract between the State of Tennessee, Department of Transportation and the Metropolitan Government of Nashville and Davidson County on Behalf of the Nashville Area Metropolitan Planning Organization for Federal Transit Administration (FTA) 5303 funds to support the costs of preparing long range transportation plans, project planning, and transit planning coordination activities for FY 2016

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

Mr. Adkins moved and Mr. Clifton seconded the motion to approve the Consent Agenda. (9-0)

Mr. Gee recused himself from Item 39.

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.

Community Plan Amendments

1a. 2015CP-000-001

BORDEAUX-WHITES CREEK COMMUNITY PLAN AMENDMENT

Various Maps, Various Parcel(s)

Council District 01 (Loniel Greene, Jr.); 03 (Brenda Haywood)

Staff Reviewer: Anita McCaig

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

Staff Recommendation: Approve.

Mr. Clifton moved and Mr. Haynes seconded the motion to defer to the January 28, 2016 Planning Commission meeting. Ms. Hagan-Dier abstained. (8-0-1)

The Metropolitan Planning Commission deferred 2015CP-000-001 to the January 28, 2016, Planning Commission meeting. (8-0-1)

1b. 2015S-001R-001

SUBDIVISION REGULATIONS AMENDMENT

Staff Reviewer: Carrie Logan

A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on January 9, 2014, requested by the Metro Planning Department, applicant.

Staff Recommendation: Approve.

Mr. Clifton moved and Mr. Haynes seconded the motion to defer to the January 28, 2016 Planning Commission meeting. (9-0)

The Metropolitan Planning Commission deferred 2015S-001R-001 to the January 28, 2016, Planning Commission meeting. (9-0)

2a. 2015CP-011-003

SOUTH NASHVILLE PLAN AMENDMENT

Map 105-03, Parcel(s) 331, 349

Council District 17 (Colby Sledge)

Staff Reviewer: Stephanie McCullough

A request to amend the South Nashville Community Plan by amending the Community Character policy to allow 10 stories in height for a portion of the T4 Urban Mixed Use Neighborhood Policy Area for properties located at 1131 and 1137 4th Avenue South, at the northwest corner of 4th Avenue South and Chestnut Street (5.2 acres), requested by Outpost Nashville, applicant; William and Sara Bass, owners. (See also Associated Case # 2015SP-092-001).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015CP-011-003 to the January 14, 2016, Planning Commission meeting. (9-0)

2b. 2015SP-092-001

OUTPOST NASHVILLE

Map 105-03, Parcel(s) 331, 349
Council District 17 (Colby Sledge)
Staff Reviewer: Jason Swaggart

A request to rezone from IR to SP-MU zoning for properties located at 1131 and 1137 4th Avenue South, at the northwest corner of Chestnut Street and 4th Avenue South (5.2 acres), to permit a mixed use development, requested by Hastings Architecture Associates, LLC, applicant; William and Sara Bass, owners. (See also Associated Case # 2015CP-011-003).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015SP-092-001 to the January 14, 2016, Planning Commission meeting. (9-0)

Specific Plans

3. 2015SP-093-001

CROLEY HOMES DEVELOPMENT SP

Map 090-12, Parcel(s) 264.01
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Lisa Milligan

A request to rezone from CS and R6 to SP-R zoning for property located at 630 Croley Drive, approximately 200 feet south of Robertson Avenue (0.95 acres), to permit up to 11 residential units, requested by Lukens Engineering Consultants, applicant; Croley Homes Development, LLC, owner.

Staff Recommendation: Reopen the public hearing and approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit up to 11 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 11 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.

DEFERALS AND PUBLIC HEARING

This request was deferred at the October 8, 2015 and November 12, 2015 Planning Commission meetings to allow for more time for community input. A revised plan has subsequently been submitted. Staff is recommending that the public hearing be reopened.

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 in areas 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 proposes development on an infill site. Sidewalks are being provided along Croley Drive to create a more pedestrian friendly and walkable area.

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 policy 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 currently contains a single-family residence.

Site Plan

The plan proposes up to 11 residential dwelling units, including six attached units and five 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 with surface parking. A sidewalk will be constructed along Croley Drive. Internal sidewalks are provided to connect the units 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 provides for an additional housing option within an existing Neighborhood Center. Sidewalks are provided to create a more walkable community and homes are proposed to orient Croley Drive, creating a strong streetscape that furthers the goals of the Neighborhood Center policy. Residents will be able to walk to nearby non-residential uses, including an existing corner market, increasing the functionality of the Neighborhood Center policy area.

FIRE MARSHAL 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 RECOMMENDATION

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 OR to 25' from the centerline of the existing roadway if no sidewalks are required.
- 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 | 730 | - | 45 |

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 (220743) | 0.87 | - | 11 U | 74 | 6 | 7 |

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 |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | -676 | +4 | -41 |

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 11 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. With the Final SP, submit detailed elevations consistent with the standards included on the Preliminary SP.
4. On the corrected set, update the height to state maximum height is 35' to roofline.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the application request or application.
7. 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.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
10. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

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

Council Lady Roberts requested disapproval and stated the applicant has been very aggressive and difficult to work with.

Jim Lukens, applicant, spoke in favor of the application as it meets policy and will enhance the area.

Ms. Hagan-Dier stepped out of the room at 4:35 p.m.

Ricky Miller, 6202 Laramie Ave, spoke in opposition to the application as the developer has been very difficult to work with.

Tommy Barnes, 759 23rd Street, spoke in opposition to the application and noted this development will bring illegal street parking, will increase density and immobility, and will take away future access to goods and services.

Teresa Mirk, 573 Croley Drive, spoke in opposition to the application because the density is too high, the road is too narrow, and the area can't handle this much growth.

Fred Pickney, 5824 Leslie Ave, spoke in opposition to the application due to the increased density.

Jim Lukens clarified there is no on-street parking and the project meets policy.

Chairman McLean closed the Public Hearing.

Mr. Gee spoke in favor of the application; it meets policy and is the kind of infill that the community plan talks about.

Mr. Clifton asked for staff's thoughts regarding keeping this CS.

Ms. Milligan stated that residential would not be allowed in CS; some uses would be allowed, some wouldn't because it is a very broad zoning.

Mr. Clifton stated the commission has a limited function in these matters; from a planning standpoint, this should be approved.

Ms. Farr asked that as this area redevelops, do we want to see homes that are fronting the street and creating a walkable neighborhood or do we want to continue to see these driveways into cul-de-sac neighborhoods. Even though this is within the policy, it feels counter to encouraging a walkable neighborhood.

Mr. Clifton moved and Mr. Gee seconded the motion to approve with conditions and disapprove without all conditions. (6-2) Ms. Farr and Council Lady Allen voted against.

Resolution No. RS2015-383

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-093-001 is **Approved with conditions and disapproved without all conditions. (6-2)**"

CONDITIONS

1. Permitted land uses shall be limited to up to 11 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. With the Final SP, submit detailed elevations consistent with the standards included on the Preliminary SP.
4. On the corrected set, update the height to state maximum height is 35' to roofline.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the application request or application.
7. 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.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

10. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

4. 2015SP-097-001

BL2015-82\Hagar

22nd & DABBS SP

Map 053-08, Parcel(s) 014, 019

Council District 11 (Larry Hagar)

Staff Reviewer: Lisa Milligan

A request to rezone from RS5 to SP-R zoning for properties located at 2200 Lakeshore Drive and Dabbs Avenue (unnumbered), at the southeast corner of 22nd Street and Dabbs Avenue (0.79 acres), to permit up to 10 residential units, requested by Dale & Associates, applicant; Tim Polston and Alan Barrett and Anita Marlin, owners.

Staff Recommendation: Reopen the public hearing and approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit up to 10 dwelling units.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Residential (SP-R) zoning for properties located at 2200 Lakeshore Drive and Dabbs Avenue (unnumbered), at the southeast corner of 22nd Street and Dabbs Avenue (0.79 acres), to permit up to 10 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 6 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.

DEFERALS AND PUBLIC HEARING

This request was deferred at the November 12, 2015, Planning Commission meeting to allow for more time for community input. Since that time, a revised plan has been submitted. Staff is recommending that the public hearing be reopened.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

This proposal meets two critical planning goals. Development in areas with adequate infrastructure is more appropriate than development in areas 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 proposes development on an infill site. Sidewalks are being provided along the property frontages along Dabbs Avenue, 22nd Street, and Lakeshore Drive to improve the pedestrian environment and create a more walkable neighborhood.

DONELSON-HERMITAGE COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas may include commercial and even light industrial uses in addition to vertical mixed use and a significant amount of moderate to high density residential development.

Consistent with Policy?

Yes. The plan is consistent with the T4 Urban Mixed Use Neighborhood Policy. The property lies within a larger area that is designated as Urban Mixed Use Neighborhood. The plan provides for a housing element within the Urban Mixed Use Neighborhood that would serve existing and future non-residential uses. Sidewalks are being proposed along the property frontage along 22nd Street, Dabbs Avenue, and Lakeshore Drive allowing for future residents to walk to nearby non-residential uses and adding to the functionality of the area as a Mixed Use Neighborhood. The proposed development is also located in walking proximity to Old Hickory Boulevard, allowing for more opportunities for future residents to walk to non-residential uses.

PLAN DETAILS

The site is located at 2200 Lakeshore Drive and Dabbs Avenue (unnumbered), on the southeast side of 22nd Street between Dabbs Avenue and Lakeshore Drive. The site is approximately 0.79 acres in size and is currently in use as a single-family residence.

Site Plan

The plan proposes up to 10 residential units including eight attached and two detached units. The units orient Dabbs Avenue, 22nd Street, and Lakeshore Drive.

There is one vehicular access point proposed from Dabbs Avenue and one proposed from 22nd Street. Parking is provided through a combination of garage spaces and surface parking spaces. A sidewalk will be constructed along the entirety of all three street frontages. Sidewalk connections are provided from each unit to the proposed public sidewalk.

The applicant 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. Porches are provided for all units and the corner units are proposed to feature wraparound porches, providing for an active streetscape on all streets. Standards are provided for window orientation, prohibited materials, and raised foundations.

ANALYSIS

The plan is consistent with the T4 Urban Mixed Use Neighborhood policy. The plan provides for an additional housing option within an existing Mixed Use Neighborhood. Sidewalks are provided to create a more walkable community and homes are proposed to be oriented toward Dabbs Avenue, 22nd Street, and Lakeshore Drive creating a strong streetscape that furthers the goals of the Mixed Use Neighborhood policy. Future residents will be able to walk to nearby non-residential uses, including existing uses along Old Hickory Boulevard, increasing the functionality of the Mixed Use Neighborhood.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved as a Preliminary SP only. The required capacity fees must be paid prior to Final Site Plan/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.
- Submit copy of recorded ROW dedication at both intersections prior to building permit signoff by MPW.
- Coordinate stormwater outfall with MPW and Metro Stormwater.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

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) | 0.79 | 8.71 D | 6 U | 58 | 5 | 7 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|--------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Multi-Family Residential (220) | 0.79 | - | 10 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 | +9 | +1 | 0 |

METRO SCHOOL BOARD REPORT

Projected student generation existing R5 district: 0 Elementary 0 Middle 0 High

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

The proposed SP-R zoning district could generate 3 more students than what is typically generated under the existing RS5 zoning district. Students would attend Dupont Elementary School, Dupont-Hadley Middle School, and McGavock High School. Dupont Elementary and Dupont-Hadley Middle School have been identified as over capacity but there is capacity within the cluster. McGavock High School has been identified as over capacity, however there is capacity within adjacent clusters. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends reopening the public hearing and 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 10 residential units.
2. With the Final SP, submit detailed elevations consistent with the standards included on the Preliminary SP.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the application request or application.
5. 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.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
8. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

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

Ms. Hagan-Dier stepped back in the room at 4:59 p.m.

Councilman Hagar spoke in favor of the application and noted that another community meeting was held and everyone seemed reasonably satisfied with the amendments.

Michael Garrigan, 516 Heather Place, spoke in favor of the application and asked for approval.

Chairman McLean closed the Public Hearing.

Mr. Adkins moved and Mr. Dalton seconded the motion to approve with conditions and disapprove without all conditions. (9-0)

Resolution No. RS2015-384

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-097-001 is **Approved with conditions and disapproved without all conditions. (9-0)**”

CONDITIONS

1. Permitted land uses shall be limited to up to 10 residential units.
2. With the Final SP, submit detailed elevations consistent with the standards included on the Preliminary SP.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the application request or application.
5. 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.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
8. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

5. 2015SP-099-001

DEMOSS ROAD SP

Map 103-02, Parcel(s) 106-107, 245
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-R zoning for properties located at 105 and 107 Demoss Road and Demoss Road (unnumbered), approximately 330 feet south of Maudina Avenue, (1.37 acres), to permit up to 16 residential units, requested by Dale & Associates, applicant; Henry S. Hood, owner.

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission indefinitely deferred 2015SP-099-001. (9-0)

Zone Changes

6. 2015Z-047PR-001

Map 092-07, Parcel(s) 144-146
Council District 21 (Ed Kindall)
Staff Reviewer: Brandon Burnette

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

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from Industrial Restrictive to Multi-Family Residential.

Zone Change

A request to rezone from Industrial Restrictive (IR) to Multi-Family Residential (RM20-A) zoning for properties located at 801, 803 and 811 21st Avenue North, approximately 220 feet south of Herman Street (0.29 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development
- Supports a Range of Housing Choices
- 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 by adequate infrastructure because it does not burden Metro with the cost of maintaining new infrastructure. This request also provides for a housing option not currently provided by the Industrial Restrictive zoning. The provision of additional housing types is important to serve a wide range of persons with different housing needs. In addition, the site is served by an existing transit route that runs along 21st Avenue North near Herman Street which will be supported by the additional density that is permitted by RM20-A.

NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) policy 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.

Special Policy

A Special Policy also applies to a wider area, including this site. This special policy intends for the intensity of development to occur on the lower end of the T4 Urban Neighborhood Evolving Policy with design based or Alternative Zoning Districts.

Consistent with Policy?

Yes, the proposed RM20-A zoning district is consistent with the Urban Neighborhood Evolving Policy as well as the Special Policy. The surrounding area is characterized by a mixture of land uses that includes single-family and multi-family residential uses, and the subject properties are immediately adjacent to an RM20 zoning district to the north. The RM20-A district includes design standards that further the goals of the Urban Neighborhood Evolving Policy, and RM20-A is on the lower end of the density range for potentially appropriate zoning districts within Urban Neighborhood Evolving Policy as outlined in the Community Character Manual.

PUBLIC WORKS RECOMMENDATION

Conditional if approved

- Traffic study may be required at time of development.

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

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

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

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

Traffic changes between maximum: IR and RM20-A

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

METRO SCHOOL BOARD REPORT

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

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

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

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-385

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-047PR-001 is **Approved. (9-0)**”

Urban Design Overlays

7. 2005UD-009-004

BL2015-83\Allen, Sledge

HILLSBORO VILLAGE UDO

Various Maps, Various Parcels

Council District 17 (Colby Sledge); 18 (Burkley Allen)

Staff Reviewer: Justin Wallace

A request to amend the Hillsboro Village UDO to add text to the Building Façade standard, for all subdistricts, to reflect appropriate window and door opening orientation and alignment, and to add, for subdistricts 1A and 1B, a definition of a mezzanine and a requirement that mezzanines are to be counted as an individual story, and a standard, for subdistricts 1A and 1B, that provides a bonus story for the preservation of character-defining buildings (26.91 acres), requested by the Metro Planning Department and Councilmember Burkley Allen, applicants, for various property owners.

Staff Recommendation: Approve with an amendment.

APPLICANT REQUEST

A request to amend the Hillsboro Village Urban Design Overlay (UDO) to add text to the Building Façade standard, for all subdistricts, to reflect appropriate window and door opening orientation and alignment, and to add, for subdistricts 1A and 1B, a definition of a mezzanine and a requirement that mezzanines are to be counted as an individual story, and a standard, for subdistricts 1A and 1B, that provides a bonus story for the preservation of character-defining buildings.

Existing Zoning

Mixed Use Intensive (MUI) is intended for a high intensity mixture of residential, retail, and office uses.

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

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

Hillsboro Village UDO: the intent of the Urban Design Overlay is to preserve and enhance the special character of Hillsboro Village by encouraging rehabilitation and new construction that is sensitive to the existing urban form.

GREEN HILLS - MIDTOWN COMMUNITY PLAN

T4 Urban Neighborhood Mixed Use (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas may include commercial and even light industrial uses in addition to vertical mixed use and a significant amount of moderate to high density residential development.

HILLSBORO VILLAGE URBAN DESIGN OVERLAY GOALS

- Maintain a scale and form of development that emphasizes sensitivity to the pedestrian environment
- Ensure the compatibility of new buildings with respect to the specific character of their immediate context.

Consistent with Policy?

Yes. The proposed text amendment serves to preserve and further enhance Hillsboro Village's special character and ensures compatible development and redevelopment within Hillsboro Village.

PROPOSED UDO TEXT CHANGES

The following is a summary of the proposed changes:

1. Adds text to the Building Façade standard, for all subdistricts, for door and window openings on a facade to reflect the number of stories in the building.
 - a. On Sheet 7 under "Facades" delete the sentence: "Window and door openings should have a vertical orientation and alignment." Replace with the following sentence: "Window and door openings shall have a vertical orientation and alignment and shall correctly articulate the maximum number of floors permitted in a structure."
 - b. Amend the standards of the Hillsboro Village UDO in Table A-1, Page 2 of the Appendix, to add a new footnote "j" to the footnotes under the table to read as follows: "Articulation of Building Wall Facing A Public Streets: Buildings shall have window and door openings directly related to the number of stories in a building. For example, a two story building shall have windows articulating a two story building. A two-story building shall not be designed to read as a three story building through the use of windows."
 - c. add footnote "j" to apply to all subdistricts in the row "Maximum Number of Stories" of Table A-1
2. Adds a definition of a mezzanine and a requirement that mezzanines are to be counted as an individual story.
 - a. On Page 1 of Appendix, add e) Definition of Mezzanine to General Provisions. Definition to read as follows, "A mezzanine is a partial floor that projects in the form of a balcony and with a low floor-to-ceiling height, or a floor that comes between two other floors of a building; mezzanines are not typically found in the character defining building within the UDO boundary, and within this UDO shall be counted as one individual story in a building.
 - b. On Page 2 of Appendix, add l) Definition of Mezzanine: Within subdistricts 1A & 1B, a mezzanine shall be counted as one individual story in a building.
 - c. Add footnote "l" to apply to subdistricts 1A and 1B in the row "Maximum Number of Stories of Table A-1.
3. Encourages the protection of buildings designated as "Worthy of Conservation", in subdistricts 1A and 1B, by allowing one additional story (10 feet of height) stepped back from the street by 60 ft along 21st Avenue South and by 45 ft along Belcourt Avenue, Acklen Avenue, and Blakemore Avenue. The text amendment proposes that the buildings be preserved in perpetuity through the means of a deed restriction filed with the Register of Deeds before the building permits for the new construction are issued.
 - a. On Page 2 of Appendix, add footnote k) Building Preservation Bonus. The preservation and re-use of buildings designated as worthy of conservation is critical to maintaining the character and identity of Hillsboro Village. Use of this bonus shall require a recommendation from the Metropolitan Historical Commission, or its designee, on the worthiness of preserving a building including but not limited to buildings worthy of conservation, and buildings listed on or eligible to be listed on the National Register of Historic Places. The building height bonus shall be determined by the following standard:
Bonus Height: Within subdistricts 1A and 1B where existing character-defining structures are preserved in perpetuity through means of deed restriction to be recorded with the Register of Deeds, one additional story (10ft of height) shall be permitted stepped back from the right-of-way as follows:

Along 21st Ave S: 60ft
Along side streets (Belcourt Ave, Acklen Ave, and Blakemore Ave): 45ft

The binding commitments shall consist of an instrument recorded in the register of deeds, that records the preservation of the historic building in perpetuity by requiring that any exterior alterations including demolition in whole or in-part be reviewed and approved by the Metro Historic Zoning Commission following the Commission's processes, policies, Secretary of Interior's Standards and any applicable design guidelines; record the forfeiture or any future claim for additional building intensity of development, including any type of variance of the preserved historic building; and records the project's building height bonus.

 - b. add footnote "k" to apply to subdistricts 1A and 1B in the row "Maximum Number of Stories" of Table A-1.

ANALYSIS

The proposed text amendment seeks to maintain compatibility of scale, orientation, and façade design of new development with the context of existing buildings found within Hillsboro Village. Existing buildings in Hillsboro Village have window and door openings that reflect the number of permitted stories in the building. New development should maintain this façade design to better integrate into the neighborhood's built environment.

The use of a mezzanine directly affects the number and alignment of windows and doors on the exterior of the façade and is out of character with existing structures within the heart of the Hillsboro Village UDO. The levels of windows and doors should reflect the number of stories allowed. Therefore the use of a mezzanine is inappropriate as it creates an additional level of windows and doors to the façade, beyond the permitted number of stories. Additionally, the use of bonus of additional height may help to incentivize the preservation of buildings considered Worthy of Conservation by allowing more development to be on the rear of a site than there has previously been an opportunity to achieve.

The Hillsboro Village Design Review Committee has met twice to discuss the amendment and requested that a definition of mezzanine be added to the UDO document, and then clarified that it was to only apply to Subdistricts 1A and 1B and that it is defined as counting as one story. The use of mezzanines is not found in existing buildings in Hillsboro Village and does not meet the intent of the UDO, which is to maintain compatibility of new development with existing structures in Hillsboro Village. The Hillsboro Village Design Review Committee also requested the third part of the text amendment, which allows a height bonus in exchange for preserving a building considered Worthy of Conservation in Subdistricts 1A and 1B, to encourage preservation of buildings that may otherwise be under pressure to redevelop.

Planning Staff also attended a community meeting held by Councilmember Burkley Allen on Monday, November 16, 2015, at the Martin Center, 2400 Fairfax Avenue. Four representatives of Hillsboro Village businesses were in attendance.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

Approve with Conditions

- Doors along the sidewalks should be recessed, so that they do not swing out into the pedestrian space.

STORMWATER RECOMMENDATION

N/A

TRAFFIC & PARKING RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends approval with an amendment to BL2015-83 to replace Exhibit A with the Exhibit A at the end of the report. The text amendment request is consistent with the UDO's vision for maintaining compatibility of new development with the existing character of the existing buildings in Hillsboro Village.

ORDINANCE NO. BL2015-83

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending the Hillsboro Village UDO to add text to the Building Façade standard, for all subdistricts, to reflect appropriate window and door opening orientation and alignment, and to add, for subdistricts 1A and 1B, a definition of a mezzanine and a requirement that mezzanines are to be counted as an individual story, and a standard, for subdistricts 1A and 1B, that provides a bonus story for the preservation of character-defining buildings (26.91 acres), all of which is described herein (Proposal No. 2005UD-009-004).

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

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By amending the Hillsboro Village UDO to add text to the Building Façade standard, for all subdistricts, to reflect appropriate window and door opening orientation and alignment, and to add, for subdistricts 1A and 1B, a definition of a mezzanine and a requirement that mezzanines are to be counted as an individual story, and a standard, for subdistricts 1A and 1B, that provides a bonus story for the preservation of character-defining buildings (26.91 acres), being various Property Parcel Nos. as designated on various Maps of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 104 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that a corrected copy of the amended UDO plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance. If a corrected copy of the preliminary UDO plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary UDO plan shall be presented to the Metro Council as an amendment to this UDO ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

Section 4. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.
Sponsored by: Burkley Allen, Colby Sledge

Approve with an amendment. (9-0), Consent Agenda

Resolution No. RS2015-386

"BE IT RESOLVED by The Metropolitan Planning Commission that 2005UD-009-004 is Approved with an amendment. (9-0)"

8. 2014UD-001-002

CLAYTON AVENUE

Map 118-06, Parcel(s) 178-179
Council District 17 (Colby Sledge)
Staff Reviewer: Singeh Saliki

A request for a modification for properties located at 837, 839, 841 and 843 Clayton Avenue, approximately 655 feet east of Craig Avenue and located within the Clayton Avenue Urban Design Overlay, to permit a 0' setback from the side property line, to allow for a combined driveway, requested by Aspen Construction Holdings, LLC, applicant and owner.

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014UD-001-002 to the January 14, 2016, Planning Commission meeting. (9-0)

Subdivision: Final Plats

9. 2015S-021-001

GLENDALE LANE SUBDIVISION

Map 131-08, Parcel(s) 108
Map 131-12, Parcel(s) 066
Council District 25 (Russ Pulley)
Staff Reviewer: Brandon Burnette

A request for final plat approval to create three lots on properties located at 1011 and 1013 Glendale Lane, approximately 410 feet west of Lealand Lane, zoned R20 (2.13 acres), requested by Smith Land Surveying, applicant; Laray Rector, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Create 3 lots.

History

This request to create three lots was approved with conditions by the Metro Planning Commission on February 12, 2015. A lawsuit was filed by the applicant regarding the conditions of Planning Commission approval. Metro has agreed to rehear the case with a new public hearing.

Final Plat

A request for final plat approval to create three lots on properties located at 1011 and 1013 Glendale Lane, approximately 410 feet west of Lealand Lane, zoned One and Two-Family Residential (R20) (2.13 acres).

Existing Zoning

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. *R20 would permit a maximum of 4 lots with 1 duplex lot for a total of 5 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed subdivision creates infill housing opportunity in an area that is served by existing infrastructure.

PLAN DETAILS

The plan proposes to create three lots from two existing parcels located on Glendale Lane, west of Lealand Lane and opposite Dale Avenue. The two existing parcels include 2.13 acres. Lots 1 and 3 include existing residences which are proposed to be demolished. The plan proposes to provide sidewalks along the street frontage of all proposed lots.

The land use policy for the subject property is Suburban Neighborhood Maintenance (T3 NM), which is subject to the compatibility criteria in Section 3-5.2 of the Subdivision Regulations. All three proposed lots meet the infill lot compatibility analysis. The subject property is proposed to be subdivided into three lots with the following areas and street frontages:

- Lot 1: 30,525 Sq. Ft., (0.70 Acres), and 64.46 Ft. of frontage;
- Lot 2: 30,691 Sq. Ft., (0.70 Acres), and 64.48 Ft. of frontage;
- Lot 3: 31,453 Sq. Ft., (0.72 Acres), and 64.46 Ft. of frontage.

ANALYSIS

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Suburban Neighborhood Maintenance policy area.

Zoning Code

Proposed lots meet the minimum standards of the R20 zoning district.

Street Frontage

Proposed lots have frontage on a public street.

Density

Suburban Neighborhood Maintenance land use policy supports density up to 20 dwelling units per acre. The proposed infill subdivision provides a density of 1.4 dwelling units per acres, which falls within the range supported by policy.

Community Character

1. Lot frontage: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. In this case, the lots created must be equal to or greater than 57.3 feet, which is 70% of the average lot frontage of the surrounding lots. The proposed subdivision meets the lot frontage requirement.

| | |
|------------------------------|--------------|
| Lot Frontage Analysis | |
| Minimum Proposed | 64.46' |
| 70% of Average | 57.3' |
| Smallest Surrounding Parcel | 49' |

2. Lot size: The proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. In this case, the minimum lot area must be at least 17,887 square feet, which is 70% of the average lot area of the surrounding lots. The proposed subdivision meets the lot size requirement.

| | |
|-----------------------------|------------------|
| Lot Size Analysis | |
| Minimum Proposed | 30,525 SF |
| 70% of Average | 17,887 SF |
| Smallest Surrounding Parcel | 16,304 SF |

3. Street Setback: The plat proposes a 62' front setback to maintain the existing context along Glendale Lane. Surrounding homes are setback from about 60' to 63'.

4. Lot Orientation: All proposed lots are oriented toward Glendale Lane.

Agency Review

All review agencies recommend approval.

Harmony of Development

The proposed subdivision meets the Community Character criteria. To further provide for the harmonious development of the community, the applicant has proposed to plat a contextual front setback of 62 feet and limit access to two driveways to serve the three lots. In addition, the applicant will install the required sidewalk and planting strip prior to the issuance of any building permits.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

- Provide treatment on each of the three resultant lots in accordance with Infill regulations or an approved grading plan.
- Implement erosion protection and sediment controls.

WATER SERVICES RECOMMENDATION

Approved with conditions

- Individually owned units may not share meters, private water service lines, and private sewer service lines. All gang-box water meter setups require submission of private utility plans to MWS Permits for review and approval.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

PUBLIC WORKS RECOMMENDATION

No exception taken

STAFF RECOMMENDATION

Staff finds that this subdivision meets the lot compatibility requirements. Therefore, staff recommends approval with conditions.

CONDITIONS

1. Prior to recordation, any existing driveways that differ in location from the joint access easements shown on the plat shall be removed.
2. Prior to recordation, the existing residences shall be demolished and removed from the plat.

Mr. Burnette presented the staff recommendation of approval with conditions.

George Dean, representing applicant, spoke in favor of the application as it meets all subdivision regulations.

John Brittle, 5474 Franklin Pike Circle, spoke in favor of the application and explained they worked very hard to find these parcels that meet all regulations.

Ronna Rubin, 4320 Dale Ave, spoke in opposition to the application due to traffic and safety concerns.

Brian Hogart, 1015 Glendale Lane, spoke in opposition to the application as it would not be good for the neighborhood.

Laura Van Sickle, 1019 Glendale Lane, spoke in opposition to the application due to storm water concerns.

Jane Salem, 1024 Mylesdale Drive, spoke in opposition to the application.

John Brittle asked for approval.

Chairman McLean closed the Public Hearing.

Mr. Adkins clarified this is not a zone change but a subdivision change that has been referred back to the commission from a court. He also asked for clarification regarding storm water runoff.

A representative from Metro Storm Water stated they would have to comply with all storm water requirements.

Mr. Adkins stated he understood the neighbors' concerns but is in favor of the application because it does meet all regulations.

Ms. Jones noted that the last time this was heard, the commission approved it but with the condition that it had to meet contextual overlay design elements. There was not as much discretion with subdivision regulations as with zoning changes. After reviewing, Legal's posture for the commission is to accept staff recommendation. State Law talks about harmonious development in the context of that being the reason for adoption of subdivision regulations. Contemplating that, by adopting subdivision regulations, you are meeting the harmonious development requirements.

Mr. Clifton explained that counsel is suggesting that if the commission goes forward in opposition, they would lose the case.

Council Lady Allen expressed agreement with Mr. Clifton that it is hard to see the character of the neighborhood become compressed but it's also hard to go against Legal's recommendation.

Mr. Gee confirmed with Metro Storm Water that every development in Nashville, no matter how small, is reviewed for compliance. He also noted that there isn't much the commission can do due to staff's recommendation and Legal's recommendation but it does raise the question for future subdivisions if the subdivision regulations are working the way they were approved and are they providing what was intended.

Mr. Adkins moved and Mr. Haynes seconded the motion to approve with conditions. (9-0)

Resolution No. RS2015-387

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-021-001 is **Approved with conditions. (9-0)**"

CONDITIONS

- 1. Prior to recordation, any existing driveways that differ in location from the joint access easements shown on the plat shall be removed.**
- 2. Prior to recordation, the existing residences shall be demolished and removed from the plat.**

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).

Community Plan Amendments

10a. 2015CP-001-001

JOELTON COMMUNITY PLAN AMENDMENT

Map 021, Parcel(s) 301

Council District 01 (Loniel Greene, Jr.)

Staff Reviewer: Greg Claxton

A request to amend the Joelton Community Plan for property located at 3646 Old Clarksville Pike, at the northeast corner of Old Clarksville Pike and Eatons Creek Road, by changing from Civic Community Character policy to Transition policy (0.78 acres), requested by Gresham, Smith & Partners, applicant; for Metro Government, owner. (See Also Case # 2015Z-098PR-001).

Staff Recommendation: Approve.

APPLICANT REQUEST

Amend the Community Character policy to change from Civic to Transition policy.

Major Plan Amendment

A request to amend the Joelton Community Plan for property located at 3646 Old Clarksville Pike, at the northeast corner of Old Clarksville Pike and Eatons Creek Road, by changing from Civic Community Character policy to Transition policy (0.78 acres).

JOELTON COMMUNITY PLAN – AMENDMENT

Current Policy

Civic (CI) is intended to serve two purposes. The primary intent of CI is to preserve and enhance publicly owned civic properties so that they can continue to serve public purposes over time, even if the specific purpose changes. This recognizes that locating sites for new public facilities will become more difficult as available sites become scarcer and more costly. The secondary intent of CI is to guide rezoning of sites for which it is ultimately determined that conveying the property in question to the private sector is in the best interest of the public.

Proposed Policy

Transition (TR) is intended to preserve, enhance, and create areas that can serve as transitions between higher intensity uses or major thoroughfares and lower density residential neighborhoods while providing opportunities for small-scale offices and/or residential development. Housing in TR areas can include a mix of types and is especially appropriate for “missing middle” housing types with small to medium-sized footprints.

BACKGROUND

The community plan amendment was requested in conjunction with Zone Change application 2015Z-098PR-001 to change the zoning from R40 to ON for this property. The building on this property was used as the Joelton Fire Station until 2013, when the new fire station opened across the street. Since then, Metro Finance Public Property has determined that the property should be sold.

The property is adjacent to the commercial and civic core of Joelton, which is reflected by the T2 Rural Neighborhood Center (T2 NC) policy. However, development within this Neighborhood Center is located along Whites Creek Pike, east of the property. Commercial development has not yet reached the intersection of Old Clarksville Pike and Eatons Creek Road, although there is an approved, but undeveloped, Planned Unit Development allowing for a shopping center between Eatons Creek Road and Whites Creek Pike.

COMMUNITY PARTICIPATION

Community meeting notices were mailed out to property owners within 1,300 feet of the amendment area on November 10, 2015. The community meeting was held on November 23, 2015, at the Paradise Ridge Community Center. It was attended by 8 people in addition to the property owner and Metro Planning staff. One additional community member who could not attend the meeting contacted staff to discuss the request.

No attendees expressed opposition to the request, and some spoke in favor of it. Nevertheless, some attendees raised concerns related to:

- The potential for retail spreading past Eatons Creek Road.
- Amount of parking that would be required.
- The potential for taller buildings.
- Potential to increase surrounding property values.

ANALYSIS

The property is located along Old Clarksville Pike, a collector-avenue, between Joelton’s large Rural Neighborhood Center and Rural Neighborhood areas (T2 Rural Countryside (T2 RCS) and T2 Rural Maintenance (RM)). It includes an unused structure that previously served a Civic function with regular employees and some noise impacts.

The application of Transition policy in this area near downtown Joelton creates opportunities to reuse the old Joelton fire station, which has been unused since the new fire station was built across the street. Transition policy would allow either small office or retail use or housing that matches the character of the surrounding development.

Transition policy can be used to anticipate future transitions between commercial uses and residences, even though commercial development has not yet reached this intersection. Reusing this structure supports economic activity in Joelton and Davidson County.

STAFF RECOMMENDATION

Staff recommends approval of the amendment.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-388

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

10b. 2015Z-098PR-001

Map 021, Parcel(s) 301
Council District 01 (Loniel Greene, Jr.)
Staff Reviewer: Latisha Birkeland

A request to rezone from R40 to ON zoning for property located at 3643 Old Clarksville Pike, at the northeast corner of Eatons Creek Road and Old Clarksville Pike (0.78 acres), requested by Gresham, Smith & Partners, applicant; Metro Government, owner (See Also Associated Community Plan Amendment Case No. 2015CP-001-001).

Staff Recommendation: Approve if associated plan amendment is approved. Disapprove if associated plan amendment is not approved.

APPLICANT REQUEST

Zone change from R40 to ON.

Zone Change

A request to rezone from One and Two-Family Residential (R40) to Office Neighborhood (ON) zoning for property located at 3643 Old Clarksville Pike, at the northeast corner of Eatons Creek Road and Old Clarksville Pike (0.78 acres).

Existing Zoning

One and Two-Family Residential (R40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25 percent duplex lots. *R40 would permit a maximum of 1 lot with 0 duplex lots for a total of 1 unit.*

Proposed Zoning

Office Neighborhood (ON) is intended for low intensity office uses.

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

Current Policy

Civic (CI) is intended to preserve and enhance existing publicly owned properties that are used for civic purposes so that they can continue to serve public purposes over time, even if the specific public purposes they serve or the manner in which they serve them change. This is in recognition that locating sites for new public facilities will become more difficult as available sites become scarcer and more costly. The secondary intent of Civic policy is to provide guidance for rezoning of sites for which it is ultimately determined that conveying the property in question to the private sector is in the best interest of the public.

Proposed Policy

Transition (TR) is intended to preserve, enhance, and create areas whose primary purposes are to serve as transitions between higher intensity uses or major thoroughfares and lower density residential neighborhoods while providing opportunities for small scale offices and/or residential development. Housing in Transition areas can include a mix of types and is especially appropriate for "missing middle" housing such as plexes, bungalow courts, and multifamily housing with small to medium-sized footprints. Predominant uses in Transition areas are small scale offices and moderate density residential of all types. Transition areas may be used in situations where it would otherwise be difficult to provide a transition between higher intensity development or a major thoroughfare and an adjacent residential neighborhood and where there is a market for a compatibly scaled office, live-work, and/or residential uses.

Consistent with Policy?

The proposed zoning district is not consistent with the current Civic Policy. However, the property is no longer being used as a fire station. The proposed Transition District is consistent with the proposed ON zoning district. The site is surrounded by residential uses. The proposed Transition Policy encourages transitions between lower density residential, which surrounds this site, to allow an opportunity for small scale offices or uses that are similar.

ANALYSIS

The property located at 3646 Old Clarksville Pike is approximately 0.78 acres. The existing building on the site was used as the Joelton Fire Station until 2013. The building is no longer used as a fire station. The site is surrounded by residential uses and the newly built fire station.

The ON zoning district provides an appropriate transition to the surrounding residential uses, as ON zoning limits permitted uses and bulk standards ON. The ON zoning district is designed for low intensity office development appropriate for the Transitional Policy and the neighborhood.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Conditions of Approval

- Traffic study may be required at the time of development

WATER SERVICES RECOMMENDATION

No agency review required

STORMWATER RECOMMENDATION

No agency review required

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Two Family Residential (210) | 0.78 | 1.0 D | 2 U* | 20 | 2 | 3 |

*Based on two two-family lots.

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Office (710) | 0.78 | 0.4 F | 13, 590 SF | 150 | 22 | 21 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | +130 | +20 | +18 |

The Metro School Board report was not generated because the proposed zone change would not generate students.

STAFF RECOMMENDATION

Staff recommends approval of the proposed zone change if the associated plan amendment is approved and disapproval if the associated plan amendment is not approved.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-389

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-098PR-001 is **Approved. (9-0)**”

11a. 2015CP-012-002

SOUTHEAST COMMUNITY PLAN AMENDMENT

Map 186, Parcel(s) 013.01, 011-014

Council District 31 (Fabian Bedne)

Staff Reviewer: Cynthia Wood

A request for a Major Amendment to the Southeast Community Plan to change the Community Character Policies from T3 Suburban Residential Corridor, T3 Neighborhood Center, and Conservation to T3 Suburban Community Center for properties located at 6960 and 6968 Nolensville Pike, Nolensville Pike (unnumbered) and 7203 and 7235 Old Burkitt Road (8.22 acres), requested by Gresham, Smith and Partners, applicant; 6968 Nolensville Road, LLC, owner. (See Associated Case #2015SP-098-001).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015CP-012-002 to the January 14, 2016, Planning Commission meeting. (9-0)

11b. 2015SP-098-001

CEDARWOOD SP

Map 186, Parcel(s) 013.01, 011-013

Council District 31 (Fabian Bedne)

Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP-C zoning for properties located at 6960 and 6968 Nolensville Pike and 7203 and 7235 Old Burkitt Road, at the corner of Nolensville Pike and Burkitt Road, (6.72 acres), to permit a new convenience store, requested by Gresham Smith & Partners, applicant; 6968 Nolensville Road, LLC, owner. (See Associated Case # 2015CP-012-002).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015SP-098-001 to the January 14, 2016, Planning Commission meeting. (9-0)

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

12. 2010SP-003-002

METRO NASHVILLE TEACHER'S APARTMENT (AMENDMENT)

Map 117-14, Parcel(s) 090

Council District 25 (Russ Pulley)

Staff Reviewer: Lisa Milligan

A request to amend the Metro Nashville Teacher's Apartment Specific Plan District for property located at 2209 Abbott Martin Road, at the southwest corner of Abbott Martin Road and Hillsboro Circle (2.08 acres), to allow seasonal outdoor retail sales as a permitted use where multi-family, restaurant, a cellular communications tower, and personal care service uses are currently permitted, requested by Lose & Associates, Inc, applicant; Metro Nashville Teachers Apt, Inc, owner.

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

APPLICANT REQUEST

Amend the SP to allow seasonal outdoor retail sales.

Preliminary SP

A request to amend the Metro Nashville Teacher's Apartment Specific Plan District for property located at 2209 Abbott Martin Road, at the southwest corner of Abbott Martin Road and Hillsboro Circle (2.08 acres), to allow seasonal outdoor retail sales as a permitted use where multi-family, restaurant, a cellular communications tower, and personal care service uses are currently permitted.

Existing 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.

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.

HISTORY

The Metro Nashville Teacher's Apartment SP was originally approved by the Metro Council on June 18, 2010. The allowed uses were limited to multi-family residential, restaurant, cellular communication tower, and personal care services.

CRITICAL PLANNING GOALS

N/A

GREEN-HILLS MIDTOWN COMMUNITY PLAN

T5 Regional Center (T5 RG) is intended to enhance and create regional centers, encouraging their redevelopment as intense mixed use areas that serve multiple communities as well as the County and the surrounding region with supporting land uses that create opportunities to live, work, and play. T5 RG areas are pedestrian friendly areas, generally located at the intersection of two arterial streets, and contain commercial, mixed use, residential, institutional land uses.

Consistent with Policy?

Yes. The amendment to the plan to allow for seasonal outdoor retail sales is consistent with the T5 Regional Center policy. The property lies within a larger policy area that is designated as Regional Center. The inclusion of seasonal outdoor sales provides an opportunity for a supporting land use that creates an additional destination for pedestrians in the area.

PLAN DETAILS

The site is located at 2209 Abbott Martin Road, on the south side of Abbot Martin Road. The site is approximately 2.08 acres in size and currently contains a multi-family residential use and supportive uses.

Site Plan

The plan proposes to utilize a portion of the existing parking lot for seasonal outdoor retail sales. A total of 8 parking spaces are designated for this use. If all 8 parking spaces are in use by the seasonal outdoor retail sales, the site will continue to meet the required parking standards of the Zoning Ordinance. A total of 86 parking spaces are required and a total of 108 are provided.

ANALYSIS

The plan is consistent with the T5 Regional Center policy and provides for an additional supportive use within the larger center.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

- Only existing active water and sewer connections may be used for this purpose.

PUBLIC WORKS RECOMMENDATION

No exception taken.

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Locate tents or tall merchandise a minimum of 10 ft from back of sidewalk along the north side of exit drive in order to provide adequate sight distance of peds, bikes and vehicular traffic.

No traffic table was prepared as the use is not anticipated to generate additional traffic.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses shall be limited to seasonal outdoor retail sales, multi-family residential, restaurant, cellular communications tower, and personal care services.
2. Add the following definition to the corrected copy of the SP: Seasonal Outdoor Retail Sales is defined as the short-term sale of agricultural products that are seasonal in nature, including produce, pumpkins, Christmas trees, and other similar products.
3. All conditions from the approval of the SP as noted in BL 2010-675 shall apply.

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

Resolution No. RS2015-390

"BE IT RESOLVED by The Metropolitan Planning Commission that 2010SP-003-002 is **Approved with conditions and disapproved without all conditions. (9-0)**"

CONDITIONS

1. **Uses shall be limited to seasonal outdoor retail sales, multi-family residential, restaurant, cellular communications tower, and personal care services.**
2. **Add the following definition to the corrected copy of the SP: Seasonal Outdoor Retail Sales is defined as the short-term sale of agricultural products that are seasonal in nature, including produce, pumpkins, Christmas trees, and other similar products.**
3. **All conditions from the approval of the SP as noted in BL 2010-675 shall apply.**

13. 2015SP-103-001

MADISON MILL LOFTS

Map 091-16, Parcel(s) 163
Council District 24 (Kathleen Murphy)
Staff Reviewer: Lisa Milligan

A request to rezone from IR to SP-MU for property located at 4101 Charlotte Avenue, at the southeast corner of the intersection of Charlotte Avenue and 42nd Avenue N. (7.1 acres), to permit a mixed use development with up to 10,000 square feet of non-residential uses and up to 457 residential dwelling units, requested by Fulmer Engineering, LLC, applicant; Thomas Patten, owner.

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015SP-103-001 to the January 14, 2016, Planning Commission meeting. (9-0)

14. 2015SP-104-001

LOS ARCOS SIGN SP

Map 133, Part of Parcel(s) 116
Council District 26 (Jeremy Elrod)
Staff Reviewer: Alex Deus

A request to rezone from CL to SP-C for a portion of property located at 3798 Nolensville Pike, approximately 475 feet north of Elysian Fields Road (approximately 0.05 acres), to permit a digital sign, requested by Jose Guterrez, applicant; Richard Moore, owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Permit a digital sign.

Preliminary SP

A request to rezone from Commercial Limited (CL) to Specific Plan-Commercial (SP-C) for a portion of property located at 3798 Nolensville Pike, approximately 475 feet north of Elysian Fields Road (approximately 0.05 acres), to permit an digital sign.

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

SOUTHEAST 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?

No. The signage standards for this policy are not consistent with this request. Typically, signage alerts motorists, pedestrians, and cyclists to their location and assists them in finding their destination in a manner that is not distracting or overwhelming to the center or the streetscape. Signage is generally scaled for pedestrians, and building- mounted signs, projecting signs, or awning signs are appropriate within this policy.

The digital sign being proposed by the applicant would be distracting and overwhelming for pedestrians, motorists and cyclists. Furthermore, a pole mounted sign as currently present is not a sign standard scaled for pedestrians and therefore is inappropriate. This application would not enhance the visual environment and would encourage visual clutter.

ANALYSIS

This property is located at 3798 Nolensville Pike and is 0.96 acres. This request is to rezone a portion of the property (approximately 0.05 acres) to SP-C to permit a digital sign. There is currently an existing restaurant on this property and a pole

mounted sign. The top signage of the pole mounted sign is existing, the digital sign is being proposed underneath. The sign is located at the northwest corner of the property and is approximately 30 feet in height.

The property is zoned Commercial Limited (CL), which does not permit digital signs. The surrounding properties are also zoned CL. Generally, signs with any copy, graphics or digital displays that change messages by electronic or mechanical means are only permitted in the CA, CS, CF, CC, SCR, IWD, IR, and IG districts if certain conditions are met, such as distance requirements to residential and agricultural zoning districts. Continuous video scrolling messages and animation signs are only permitted within the Commercial Attraction (CA) district.

This request is not appropriate in scale and design for pedestrians and would encourage visual clutter of streetscapes. Furthermore, the installation of digital signage extends the life of the existing pole sign, which is nonconforming with the policy. As this request is not allowed under the current zoning district and is not consistent with policy, staff recommends disapproval.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

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.
- Sign should not be located within the sight triangle per Metro Code

TRAFFIC & PARKING RECOMMENDATION

No Exception Taken

WATER SERVICES RECOMMENDATION

Approved

- Approved, on the condition the proposed electrical work does not impact the public water and sewer lines near the sign.

STAFF RECOMMENDATION

Staff recommends disapproval as this request is not consistent with the goals of the policy.

Mr. Haynes stepped out of the room at 5:43 p.m.

Ben Williams, Whitt Sign Company, spoke in favor of the application and explained the sign will be smaller than it is currently.

Chairman McLean closed the Public Hearing.

Mr. Clifton stated the idea of rezoning just for the sake of allowing a digital sign in an area like Nolensville Road where there is already so much clutter is a bad idea; in favor of staff recommendation.

Mr. Adkins spoke in favor of staff recommendation.

Mr. Adkins moved and Mr. Dalton seconded the motion to disapprove. (8-0)

Mr. Haynes stepped back in the room at 5:51 p.m.

Resolution No. RS2015-391

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-104-001 is Disapproved. (8-0)"

15. 2015SP-107-001

4326 KENILWOOD DRIVE

Map 132-08, Parcel(s) 002

Council District 16 (Mike Freeman)

Staff Reviewer: Jason Swaggart

A request to rezone from IWD to SP-IND zoning for property located at 4326 Kenilwood Drive, approximately 905 feet north of Sidco Drive, to permit a 91,200 square foot self-storage facility (1.01 acres), requested by Crunk Engineering, LLC, applicant; One Seven, LLC, owner.

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

APPLICANT REQUEST

Permit a self-storage facility.

Preliminary SP

A request to rezone from Industrial Warehousing and Distribution (IWD) to Specific Plan – Industrial (SP-IND) zoning for property located at 4326 Kenilwood Drive, approximately 905 feet north of Sidco Drive, to permit a 91,200 square foot self-service storage facility (1.01 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

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 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.

District Industrial (D IN) policy is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

Consistent with Policy?

Yes. The proposed self-service storage facility is consistent with the D IN policy. The current zoning also permits self-service storage facilities. The proposed SP permits a higher floor area ratio than what is permitted under the current IWD zoning. The increase in floor area is not inconsistent with D IN policy. The CO policy on the site recognizes a very small area at the back of the site with steep slopes. The sloped area on the site is not natural, but is an embankment up to the railroad that runs along the rear property line. While in some instances it may be important to protect manmade slopes, this sloped area does not need to be conserved.

PLAN DETAILS

The approximately one acre site is located on the east side of Kenilwood Drive which runs adjacent to Interstate 65. A railroad track runs along the rear property line. The site is developed and contains an office and warehouse. The property immediately to the north is classified as self-service storage and the property immediately to the south is classified as office.

Site Plan

The plan calls for a 91,200 square foot self-storage facility. The plan identifies the proposed building to be setback from Kenilwood Drive approximately 15 feet, but the SP would permit a front setback of five feet. The maximum height is 38 feet at the front setback and 44 feet at the rear. Access to the site will be from a single drive onto Kenilwood Drive. The plan identifies a sidewalk along Kenilwood Drive.

ANALYSIS

The proposed SP to permit a self-storage facility is consistent with the D IN policy. As well, the CO policy located at the rear of the site is due to the adjacent railroad and does not need to be protected as more natural features should.

FIRE MARSHAL RECOMMENDATION

Approved with conditions

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

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

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.
- All infrastructure within the ROW is to be per MPW standards and specifications, i.e. curb and gutter (ST-200) at the existing EOP, 4' furnishing zone, and 5' sidewalk (ST-210.)

TRAFFIC AND PARKING RECOMMENDATION

No Exceptions Taken

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Warehousing (150) | 1.01 | 0.8 F | 35,196 SF | 126 | 11 | 12 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Self- Storage (151) | 1.01 | - | 91, 200 SF | 228 | 14 | 24 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | +102 | +3 | +12 |

WATER SERVICES RECOMMENDAION

Approved

- Approved as a Preliminary SP only.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. The SP shall be limited to self-service storage facility with a maximum floor area of 91,200 square feet.
2. Prior to the final site plan being approved, a subdivision amendment shall be recorded to remove the existing platted setback.
3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the IWD zoning district as of the date of the applicable request or application.
4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles

and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

7. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

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.

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

Ken Renner, 905 Kingfisher Point, spoke in favor of the application.

Will Crunk, engineer, spoke in favor of the application, noted the increase in traffic is very minimal, and expressed agreement with all conditions.

Greg Johnson, 4848 Barclay Drive, spoke in opposition to the application due to safety concerns and increased congestion in the area.

Shawn Henry, 315 Deaderick Street, stated there is no objection to more storage facilities however they need to comply with existing zoning; disagrees with staff that the site plan complies with the land use policy.

Chairman McLean closed the Public Hearing.

Mr. Haynes spoke in favor of the application and explained this is probably the lowest traffic impact use for this street.

Mr. Dalton spoke in favor of the application and noted it is ideal for this location.

Ms. Farr and Ms. Hagan-Dier spoke in favor of the application.

Mr. Haynes moved and Mr. Dalton seconded the motion to approve with conditions and disapprove without all conditions. (9-0)

Resolution No. RS2015-392

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-107-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

CONDITIONS

1. The SP shall be limited to self-service storage facility with a maximum floor area of 91,200 square feet.

2. Prior to the final site plan being approved, a subdivision amendment shall be recorded to remove the existing platted setback.

3. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the IWD zoning district as of the date of the applicable request or application.

4. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

7. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

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.

16. 2015SP-108-001

MANCHESTER HEIGHTS

Map 069-16, Parcel(s) 035

Council District 02 (DeCosta Hastings)

Staff Reviewer: Latisha Birkeland

A request to rezone from RS10 to SP-R zoning for property located at 3312 John Mallette Drive, at the northeast corner of Manchester Avenue and John Mallette Drive (0.72 acres), to permit up to 11 attached residential units, requested by Dale & Associates, applicant; William E. Kirby, owner.

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

APPLICANT REQUEST

Permit eleven multifamily units.

Preliminary SP

A request to rezone from Single Family Residential (RS10) to Specific Plan-Residential (SP-R) zoning for property located at 3312 John Mallette Drive, at the northeast corner of Manchester Avenue and John Mallette Drive (0.72 acres), to permit up to 11 attached residential units.

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 3 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

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

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 density than what is permitted under the existing single-family zoning district. 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 John Mallette Drive and a bus stop is located at the southwest corner of John Mallette Drive and Manchester Avenue.

BORDEAUX – WHITES CREEK COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) policy is intended to create suburban neighborhoods that provide more opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than many existing suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land without sensitive environmental features and the cost of developing housing. These are challenges that were not faced when the original suburban neighborhoods were built.

Consistent with Policy?

Yes. The policy supports residential uses, including multifamily residential. The plan provides an urban form by placing the buildings along Manchester Avenue and John Mallette Drive and providing a private drive to access the buildings. The proposed multifamily residential units provide a mixture of housing types in a strategic location within the Bordeaux – Whites Creek area.

PLAN DETAILS

The 0.72 acre site is located at the northeast corner of Manchester Avenue and John Mallette Drive, in the Bordeaux – Whites Creek area. The site consists of one parcel containing an existing single family residential home. Residential uses border the property on the north, south and east. The property to the west contains a religious institution.

Site Plan

The proposed plan calls for 11 multifamily residential units. Five units address John Mallette Drive while the remaining six units address Manchester Avenue. All units are limited to a maximum of three stories in 35 feet to the roofline. 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 a private drive located along the eastern side of the lot, from John Mallette Drive and extending north to Manchester Avenue. Ten of the proposed eleven units will have a two-car garage, accessed from the private drive. Five surface parking spaces have been provided on-site, screened from view from the right-of-way. A "C-3" type landscape buffer will be installed along the northern and eastern property line. Both Manchester Avenue and John Mallette Drive are considered local streets. The plan includes a five foot sidewalk and a four foot planting street along both streets as the Major and Collector Street Plan (MCSP) requires.

ANALYSIS

Staff recommends approval of this request as the proposed plan provides an additional housing option and a design that is consistent with the goals of the T3 NE land use policy. The proposal also meets several critical planning goals. This rezoning request offers potential for infill development to occur in a way that would enhance the pedestrian streetscape and meet the goals of the policy.

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.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with conditions

- As the unit count in this revised SP (stamped received November 17, 2015) matches the latest availability study, MWS approves as a Preliminary SP only. The required capacity fees must be paid prior to Final Site Plan/SP approval.

TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- Apply to T&P to restrict on street parking along both frontage roads.

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

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) | 0.72 | 4.35 D | 3 U | 29 | 3 | 4 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|--------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Multi-Family Residential (230) | 0.72 | - | 11 U | 80 | 7 | 8 |

Traffic changes between maximum: **RS10** and **SP-R**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | | +51 | +4 | +4 |

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 0 Elementary 1 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 RS10 zoning district. Students would attend Cumberland Elementary School, Joelton Middle School, and Whites Creek High School. 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 of the proposed SP as it is consistent with the Bordeaux-Whites Creek Community Plan and meets several critical planning goals.

CONDITIONS

1. Uses within this SP shall be limited to a maximum of 11 multifamily residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
3. No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street facing facades shall be provided with the final site plan. The following standards shall be met:
 - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
 - b. Windows shall be vertically oriented at a ratio of 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. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. 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.
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. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

Resolution No. RS2015-393

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-108-001 is **Approved with conditions and disapproved without all conditions. (9-0)**"

CONDITIONS

1. **Uses within this SP shall be limited to a maximum of 11 multifamily residential units.**
2. **If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.**
3. **No structure shall be more than three stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street facing facades shall be provided with the final site plan. The following standards shall be met:**
 - a. **Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.**
 - b. **Windows shall be vertically oriented at a ratio of 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. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
5. 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.
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. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

17. 2015SP-109-001

ARCADIA BRENTWOOD

Map 161, Parcel(s) 042
Council District 04 (Robert Swope)
Staff Reviewer: Jason Swaggart

A request to rezone from R40 to SP-R for property located at 511 Old Hickory Boulevard, approximately 275 feet west of Copperfield Way (5.43 acres), to permit a 66 unit assisted living care facility, requested by Ragan-Smith Associates, applicant; Roy S. Jones, Trustee, owner.

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015SP-109-001 to the January 14, 2016, Planning Commission meeting. (7-0)

18a. 2015SP-110-001

2202 HOBBS

Map 131-01, Parcel(s) 022, 024
Map 131-02-0-M, Parcel(s) 413, 415, 417, 419, 900
Council District 34 (Angie Henderson)
Staff Reviewer: Alex Deus

A request to rezone from RM4 and R20 to SP-R for properties located at 413, 415, 417, 419, and 419B Village Hall Place and 2204 and 2202B Hobbs Road, approximately 380 feet west of Stammer Place (2.68 acres), to permit up to 11 residential units, requested by Dale & Associates, applicant; Haury & Smith Contractors, owner. (See Associated Case # 2003P-013-001).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015SP-110-001 to the January 14, 2016, Planning Commission meeting. (9-0)

18b. 2003P-013-001

VILLAGE HALL PHASE II

Map 131-02-0-M, Parcel(s) 413, 415, 417, 419, 900
Council District 34 (Angie Henderson)
Staff Reviewer: Alex Deus

A request to cancel a portion of the Village Hall Planned Unit Development Overlay District for properties located at 413, 415, 417, 419, and 419B Village Hall Place, approximately 380 feet east of Stammer Place (1.5 acres), requested by Dale & Associates, applicant; Haury & Smith Contractors, owner. (See Associated Case # 2015SP-110-001).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2003P-013-001 to the January 14, 2016, Planning Commission meeting. (7-0)

19a 2015SP-113-001

BL2015-86\M. Johnson

NASHVILLE HIGHLANDS SP

Various Maps, Various Parcels
Council District 23 (Mina Johnson)
Staff Reviewer: Jason Swaggart

A request to rezone from R15 and R20 to SP-R for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), to permit the additional disturbance of the natural landscape to a maximum of 14 acres to permit up to 360 multi-family residential units, requested by the Metro Planning Department and Councilmember Mina Johnson, applicants; Harpeth Valley Utility District, Nashville Highlands, LLC, and Reserve Service Assoc., Inc., owners. (See Associated PUD cancellation case # 73-85P-001).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015SP-113-001 to the January 14, 2016, Planning Commission meeting. (9-0)

19b. 73-85P-001

BL2015-87\M. Johnson

NASHVILLE HIGHLANDS (PUD CANCELLATION)

Various Maps, Various Parcels
Council District 23 (Mina Johnson)
Staff Reviewer: Jason Swaggart

A request to cancel a portion of the Nashville Highlands Planned Unit Development Overlay District for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), zoned R15 and R20, requested by the Metro Planning Department and Councilmember Mina Johnson, applicants; Harpeth Valley Utility District, Nashville Highlands, LLC, and Reserve Service Assoc., Inc., owners. (See Associated Case # 2015SP-113-001).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 73-85P-001 to the January 14, 2016, Planning Commission meeting. (9-0)

Zone Changes

20. 2015Z-089PR-001

Map 082-07, Parcel(s) 297
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from SP-R to R6 zoning for property located at 715 Stockell Street, at the southeast corner of Stockell Street and Hancock Street (0.20 acres), requested by Cal-Ten Inc, applicant and owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change from SP-R to R6.

Zone Change

A request to rezone from Specific Plan-Residential (SP-R) to One and Two-Family Residential (R6) zoning for property located at 715 Stockell Street, at the southeast corner of Stockell Street and Hancock Street (0.20 acres).

Existing Zoning

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

Proposed Zoning

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 1 duplex lot for a total of 2 units.*

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

No. The rezoning request to R6 is inconsistent with the goals of the T4 Urban Neighborhood Maintenance Policy in this specific area. The T4 NM policy is intended to preserve the general character of the existing neighborhood, which is predominantly single-family. Rezoning to R6 would allow two-family residences, which is not consistent with the character of the surrounding area.

ANALYSIS

The property at 715 Stockell Street is currently zoned SP as part of the Cleveland Park/McFerrin SP. The zoning district allows for all uses permitted by the RS5 zoning district, as well as detached accessory dwelling units. The existing SP provides the opportunity for a second residence, while ensuring the single-family context is maintained through the use of appropriate bulk and massing standards. No such standards would apply to the redevelopment of the site if it were to be rezoned to R6.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Traffic study may be required at time of development

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Single-Family Residential (210) | 0.20 | - | 1 U | 10 | 1 | 2 |

Maximum Uses in Proposed 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) | 0.20 | 7.26 D | 2 U* | 20 | 2 | 3 |

*Based on two-family lots.

Traffic changes between maximum: **SP-R** and **R6**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | +1 U | +10 | +1 | +1 |

METRO SCHOOL BOARD REPORT

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

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

The proposed R6 zoning is not expected to generate more students than the existing SP-R zoning. Students would attend Glenn Elementary School, Jere Baxter Middle School and Maplewood High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated October 2014.

STAFF RECOMMENDATION

Staff recommends disapproval as the rezoning is inconsistent with the land use policy for the area.

Ms. Milligan presented the staff recommendation of disapproval.

Ms. Hagan-Dier stepped out of the room at 6:13 p.m.

Chairman McLean closed the Public Hearing.

Councilman Scott Davis spoke in favor of the application and noted that he disagrees with the staff recommendation.

Council Lady Allen expressed admiration for Councilman Davis’s goals but is a little concerned with what appears to be spot zoning of a single lot; is hesitant to go against staff recommendation.

Mr. Gee expressed agreement with Council Lady Allen but wanted to hear the other commissioner’s thoughts.

Ms. Far spoke in opposition to the application and agreed with staff regarding the general context of the neighborhood; spot zoning does seem like it could be a concern.

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

Ms. Hagan-Dier stepped back in the room at 6:25 p.m.

Resolution No. RS2015-394

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-089PR-001 is **Disapproved. (8-0)**”

21. 2015Z-091PR-001

Map 083-01, Parcel(s) 237
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from RS5 to R6 zoning for property located at 1023 Petway Avenue, approximately 885 feet west of Gallatin Avenue and located within the Greenwood Neighborhood Conservation Overlay District (0.28 acres), requested by Harold Johnson, applicant and owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change from RS5 to R6.

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential (R6) zoning for property located at 1023 Petway Avenue, approximately 885 feet west of Gallatin Avenue and located within the Greenwood Neighborhood Conservation Overlay District (0.28 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 2 units.*

Proposed Zoning

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 2 lots with 2 duplex lots for a total of 4 units.*

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

No. The requested R6 zoning is inconsistent with the T4 Neighborhood Maintenance policy. While some change is expected within the Neighborhood Maintenance area, the change should be sensitive to the existing neighborhood character. The primary character within this area is single-family detached dwellings.

ANALYSIS

The requested rezoning to R6 is inconsistent with the policy for the area and is an inappropriate zoning given the location of the lot within the interior of an existing neighborhood. All surrounding properties are zoned RS5, and the existing character of the street is of single-family detached residential units on individual lots. The requested zoning may allow for the construction of a two-family dwelling which would not be compatible with the existing character or pattern of the neighborhood and is not consistent with the intent of the T4 NM policy.

HISTORIC ZONING COMMISSION STAFF RECOMMENDATION

Recommend disapproval as the rest of the neighborhood is zoned single-family, therefore, duplexes are not a common architectural form for this area of the neighborhood.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

Maximum Uses in Existing Zoning District: **RS-5**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Single-Family Residential (210) | 0.28 | 8.7 D | 2 U | 20 | 2 | 3 |

Maximum Uses in Proposed 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) | 0.28 | 7.26 D | 4 U | 39 | 3 | 5 |

*Based on two two-family lots.

Traffic changes between maximum: **RS-5 and R6**

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

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 0 Elementary 0 Middle 0 High

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

The proposed R6 zoning is expected to generate no more students than what would be generated under the existing RS5 zoning.

STAFF RECOMMENDATION

Staff recommends disapproval, as the request is inconsistent with the land use policy and the Historic Zoning Commission staff is recommending disapproval.

Ms. Milligan presented the staff recommendation of disapproval.

Harold Johnson, 1023 Petway Ave, spoke in favor of the application.

Councilman Scott Davis spoke in favor of the application and noted unanimous support from all the neighbors.

Sylvia (last name unclear), 1034 Petway Ave, spoke in opposition to the application because it will destroy the natural rhythm of the neighborhood.

Harold Johnson explained it is not a huge structure and no one will be able to tell it is a duplex.

Chairman McLean closed the Public Hearing.

Ms. Hagan-Dier noted the neighborhood association's letter of support speaks volumes and expressed interest as to why the Historical Commission disapproved this.

Robin Zeigler, Metro Historical Commission, explained this is just a recommendation from staff, not from the commission itself. Staff did not feel that a home could be built there that would meet the rhythm of the street.

Ms. Farr expressed confusion because it says single family residential would permit a max of two units.

Ms. Milligan clarified that is strictly based on the size of the lot.

Ms. Farr asked if an SP would have made more sense as it seems there could be potential spot zoning issues.

Ms. Logan noted staff would have to see plans to know, especially given Metro Historic' s recommendation that they don't think two units would meet the design guidelines.

Ms. Farr noted an inclination to try to make this work given the neighborhood support but it does not seem that rezoning is the correct route.

Mr. Dalton explained that he is struggling with if we already have something somewhat similar in the immediate area; feels that this would go well there.

Chairman McLean suggested the applicant work with staff on an SP.

Mr. Adkins stated having new housing stock there could be something good for the neighborhood and suggested the applicant look at an SP.

Mr. Clifton clarified the commission doesn't really have the authority to override the Historical Commission.

Council Lady Allen spoke in favor of a deferral.

Mr. Gee expressed that he would support rezoning this back to an "R" district instead of "RS" but spoke in favor of a deferral.

Mr. Clifton asked the applicant if he wanted a deferral or an approve/disapprove vote.

The applicant asked for a two meeting deferral.

Mr. Clifton moved and Council Lady Allen seconded the motion to defer to the January 28, 2016 Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015Z-091PR-001 to the January 28, 2016, Planning Commission meeting. (9-0)

22. 2015Z-092PR-001

Map 175, Parcel(s) 019, 159, 163
Council District 32 (Jacobia Dowell)
Staff Reviewer: Lisa Milligan

A request to rezone from AR2A to RS7.5 zoning for properties located at 12740 and 12784 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northwest corner of Old Hickory Boulevard and Preserve Boulevard (23.80 acres), requested by Dale and Associates, applicant; Robert E. Lanning, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST
Zone change from AR2A to RS7.5

Zone Change

A request to rezone from Agricultural/Residential (AR2A) to Single-Family Residential (RS7.5) zoning for properties located at 12740 and 12784 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northwest corner of Old Hickory Boulevard and Preserve Boulevard (23.80 acres).

Existing Zoning

Agricultural/Residential (AR2A) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 11 lots with 2 duplex lots for a total of 13 units.*

Proposed Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 138 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development

This request creates an opportunity for infill 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.

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

Conservation (CO) is intended to preserve and enhance environmentally sensitive land in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they area in and whether or not they have already been disturbed.

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of developed suburban neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The requested rezoning is consistent with the T3 Suburban Neighborhood Maintenance policy. The adjacent properties are developed with a mixture of attached single-family and detached single-family units. The requested zone change would retain the existing character of the surrounding developments.

ANALYSIS

The request is consistent with the policy for the area and is an appropriate zoning given the location of the property in a primarily developed suburban context. The existing zoning is inconsistent with the goals of the policy as it relates to the type of development encouraged by the T3 Neighborhood Maintenance policy. Prior to development, a subdivision plan would be reviewed to ensure appropriate connectivity and minimal disturbance to sensitive features and conservation areas.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

Maximum Uses in Existing Zoning District: **AR-2A**

| 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) | 23.80 | 0.5 D | 11 U | 106 | 9 | 12 |

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Single Family Residential (210) | 23.80 | 5.8 D | 138 U | 1399 | 107 | 144 |

Traffic changes between maximum: **AR2A and RS7.5**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | + 127 | +1,293 | +98 | +132 |

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 11 Elementary 8 Middle 9 High

Projected student generation proposed RS7.5 district: 27 Elementary 19 Middle 21 High

The proposed RS7.5 is expected to generate 39 additional students over what would be generated by the existing zoning. Students would attend Cane Ridge Elementary School, Antioch Middle School and Cane Ridge High School. Cane Ridge Elementary School and Cane Ridge High School are both over capacity. There is capacity for additional elementary within the cluster. However, there is no capacity for additional 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 12 new high school students is \$432,000 (12 X \$36,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-395

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-092PR-001 is **Approved. (9-0)**”

23. 2015Z-094PR-001

Map 072-06, Parcel(s) 208

Council District 05 (Scott Davis)

Staff Reviewer: Jason Swaggart

A request to rezone from R6 to MUL-A zoning for property located at 1077 East Trinity Lane, approximately 125 feet west of Gallatin Pike (0.82 acres), requested by Greenline Partners, applicant; Iglesia Hispana de Nashville, Inc., owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from R6 to MUL-A.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Mixed Use – Alternative (MUL-A) zoning for property located at 1077 East Trinity Lane, approximately 125 feet west of Gallatin Pike (0.82 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 five lots with one duplex lot for a total of six units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

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. The proposed MUL-A district is consistent with the T4 CC policy. MUL-A zoning permits a variety of uses, including multi-family residential, office and commercial, which are all consistent with the policy. The bulk standards for the MUL-A district provides for a form that is urban in character with shallow setbacks, parking located to the rear of new structures and doors at the street which is a form supported by the policy.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Condition if approved

Traffic study may be required at 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 |
|---------------------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Single Family Residential (210) | 0.82 | 7.26 D | 7 U* | 67 | 6 | 8 |

*Based on two two-family lots.

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

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (814) | 0.82 | 1.0 F | 35,719 SF | 1566 | 36 | 108 |

Traffic changes between maximum: **R6** and **MUL-A**

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | +1,499 | +30 | +100 |

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 1 Elementary 0 Middle 0 High

Projected student generation proposed RS7.5 district: 5 Elementary 3 Middle 2 High

The proposed MUL-A is expected to generate nine additional students over what would be generated by the existing zoning. Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School and Maplewood High School. There is capacity for additional students in all three schools. This information is based upon data from the school board last updated October 2014.

STORMWATER RECOMMENDATION

Ignore

WATER SERVICES RECOMMENDATION
N/A

STAFF RECOMMENDATION

Staff recommends that the proposed MUL-A zoning district be approved as it is consistent with the T4 CC land use policy.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-396

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-094PR-001 is **Approved. (9-0)**”

24. 2015Z-095PR-001

Map 105-12, Parcel(s) 054-055
Council District 17 (Colby Sledge)
Staff Reviewer: Karimeh Moukaddem

A request to rezone from IR to MUL-A zoning for properties located at 370 and 380 Herron Drive, approximately 870 feet west of Interstate Boulevard South (5.52 acres), requested by Civil Site Design Group, PLLC, applicant; LVH2, LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IR to MUL-A.

Zone Change

A request to rezone from Industrial Restrictive (IR) to Mixed Use Limited-Alternative (MUL-A) zoning for properties located at 370 and 380 Herron Drive, approximately 870 feet west of Interstate Boulevard South (5.52 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development

This request creates an opportunity for urban development that reuses brown and gray fields, filling in gaps in areas 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.

SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood policy (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 rezoning 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 rezoning would encourage the mixture of uses promoted under this policy, and redevelopment would result in a pedestrian-oriented streetscape.

ANALYSIS

Staff recommends approval of this request as the proposed rezoning is consistent with T4 Urban Mixed Use Neighborhood policy and redevelopment of the site would comply with the pedestrian-friendly standards of the MUL-A district. This rezoning request offers potential for infill development to occur in a way that would meet policy goals by enhancing the walkability of the area and placing a potential residential and mixed use development in proximity to Nolensville Pike, a corridor with bus service. The existing IR zoning does not offer this potential.

FIRE MARSHAL RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Conditions if Approved

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: IR

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Warehousing (150) | 5.52 | 0.6 F | 144, 270 SF | 514 | 44 | 47 |

Maximum Uses in Proposed Zoning District: MUL-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| Retail (820) | 5.52 | 1.0 F | 240, 451 SF | 12012 | 259 | 1146 |

Traffic changes between maximum: IR and MUL-A

| Land Use (ITE Code) | Acres | FAR/Density | Total Floor Area/Lots/Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------|-------|-------------|-----------------------------|-----------------------|--------------|--------------|
| - | - | - | - | +11,498 | +215 | +1,099 |

PUBLIC WORKS RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends approval as the requested zone change complies with the policy for the area.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-397

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-095PR-001 is **Approved. (9-0)**”

25a. 2005P-008-007

ADDITION TO HARPETH VILLAGE PUD

Map 156, Parcel(s) 112

Map 156-05-0-A, Parcel(s) 900-901

Council District 35 (Dave Rosenberg)

Staff Reviewer: Jason Swaggart

A request to amend the Harpeth Village Planned Unit Development for property located at 7725 Old Harding Pike, approximately 350 feet north of Temple Road, (11.36 acres), to add property into the overlay to permit 25 multi-family units, zoned RS40 and proposed for RM6, requested by Batson and Associates, applicant; Trendmark Construction, LLC, O.I.C. Harpeth Village, owners (See also Zone Change, Case No. 2015Z-096PR-001).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2005P-008-007 to the January 14, 2016, Planning Commission meeting. (9-0)

25b. 2015Z-096PR-001

Map 156, Parcel(s) 112
Council District 35 (Dave Rosenberg)
Staff Reviewer: Jason Swaggart

A request to rezone from RS40 to RM6 zoning for property located at 7725 Old Harding Pike, approximately 345 north of Temple Road (5.06 acres), requested by Trendmark Construction, LLC, owner and applicant (See Also Planned Unit Development Case No. 2005P-008-007).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2015Z-096PR-001 to the January 14, 2016, Planning Commission meeting. (9-0)

26. 2015Z-097PR-001

Map 060, Parcel(s) 113
Council District 02 (DeCosta Hastings)
Staff Reviewer: Karimeh Moukaddem

A request to rezone from OL and RS7.5 to IWD zoning for property located at 2816 Dickerson Pike, approximately 760 feet south of Pine Ridge Drive (5 acres), requested by French Landing Investors, applicant; 2816 Dickerson, LLC, owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change from OL and RS7.5 to IWD.

Zone Change

A request to rezone from Office Limited (OL) and Single-Family Residential (RS7.5) to Industrial Warehousing/Distribution (IWD) zoning for property located at 2816 Dickerson Pike, approximately 760 feet south of Pine Ridge Drive (5 acres).

Existing Zoning

Office Limited (OL) is intended for moderate intensity office uses.

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre.

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

EAST 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?

No. The proposed IWD zoning is inconsistent with the T4 Urban Mixed Use Corridor policy. The T4 CM policy is intended to encourage a higher intensity of compatible mixed use development to create urban neighborhoods accessible to pedestrians and cyclists as well as vehicles. Rezoning to a zoning district that allows for industrial uses would move this property further away from the goals of the policy.

ANALYSIS

The proposed IWD zoning is inconsistent with the T4 Urban Mixed Use Corridor policy, which does not allow for industrial uses. The goal of this policy is to transition this area toward more residential uses and toward nonresidential uses that would be compatible with the residential uses along this corridor. IWD zoning would allow for light industrial uses, including light manufacturing, warehousing, and heavy equipment sales and services. A rezoning to IWD would move the zoning of the property further away from the goals of T4 Urban Mixed Use Corridor policy. There are residential developments near this property which could be negatively impacted by the introduction of an industrial use in the area, and the property is also adjacent to properties currently zoned for residential use, but which have not been developed.

FIRE MARSHAL RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Traffic study may be required at time of development.

PUBLIC WORKS RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends disapproval as the request is inconsistent with the T4 Urban Mixed Use Corridor policy for the area.

Ms. Moukaddem presented the staff recommendation of disapproval.

Chairman McLean closed the Public Hearing.

Mr. Haynes moved and Mr. Clifton seconded the motion to disapprove. (9-0)

Resolution No. RS2015-398

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-097PR-001 is **Disapproved. (9-0)**"

27. 2015Z-099PR-001

BL2015-85VA. Davis
 Map 072-08, Parcel(s) 111-124
 Map 072-12, Parcel(s) 082-094
 Council District 07 (Anthony Davis)
 Staff Reviewer: Karimeh Moukaddem

A request to apply the provisions of the Contextual Overlay District to various properties located along Pinewood Road, west of Stratford Avenue (approximately 8.0 acres), requested by Councilmember Anthony Davis, applicant; various property owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Apply a Contextual Overlay District

Zone Change

A request to apply the provisions of the Contextual Overlay District to various properties located along Pinewood Road, west of Stratford Avenue (approximately 8.0 acres).

Existing Zoning

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

Proposed Zoning

Contextual Overlay provides appropriate design standards for residential areas necessary to maintain and reinforce an established form or character of residential development in a particular area.

CRITICAL PLANNING GOALS

N/A

EAST NASVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed Contextual Overlay is consistent with the policy. The Contextual Overlay would help to preserve the general character of the existing neighborhood with specific standards for new construction that are directly related to the existing residential structures in the area.

ANALYSIS

The Contextual Overlay District provides appropriate design standards for residential areas necessary to maintain and reinforce an established form or character of residential development in a particular area. The Design Standards as established cannot be modified.

The Design Standards established through the Contextual Overlay include special standards in regards to street setback, building height, building coverage, access, driveways, garages, and parking areas. Street setbacks, building height, and building coverage are directly tied to the lots abutting on either side of a lot proposed for new construction. Access, driveway, garage, and parking Design Standards are intended to help control new access points on the public streets as well as the location of garages and parking to lessen the impact of new construction on existing homes.

CONTEXTUAL OVERLAY STANDARDS

A. Street Setback. The minimum required street setback shall be the average of the street setback of the two developed lots abutting each side of the lot. When one or more of the abutting lots is vacant, the next developed lot on the same block face shall be used. The minimum provided in 17.12.030A and the maximum provided in 17.12.030C.3 shall not apply. Where there is only one abutting lot on the same block face, it shall be used for this calculation. When the subject lot is on a corner, the minimum required street setback shall be calculated and met for each street.

B. Height.

1. The maximum height, including the foundation, of any primary structure shall not be greater than 35 feet or 125% of the average height of the principal structures on the two lots abutting each side of the lot, whichever is less. When one of the abutting lots is vacant, the next developed lot on the same block face shall be used. Where there is only one abutting lot on the same block face, it shall be used for this calculation. When the subject lot is on a corner, the maximum height shall be calculated for each street and limited to 35 feet or 125% of the average height of the lesser value. When 125% of the average of the abutting structures is less than 27 feet, a maximum height of 1.5 stories in 27 feet shall be permitted.

2. The maximum height, including the foundation, of any accessory structure shall not be greater than 27 feet.

3. For the purposes of this section, height shall be measured from grade or, if present, the top of a foundation which shall not exceed three feet above grade, to the roof line.

C. Maximum building coverage. The maximum building coverage (excluding detached garages and other accessory buildings) shall be a maximum of 150% of the average of the building coverage (excluding detached garages and other accessory buildings) of the two abutting lots on each side. When the abutting lot is vacant, the next developed lot shall be used. Where there is only one abutting lot on the same block face, it shall be used for this calculation. When the subject lot is on a corner, the maximum building coverage shall be calculated and met for each street.

D. Access and driveways, garages and parking areas.

1. Access and Driveways.

a. Where existing, access shall be from an improved alley. Where no improved alley exists, a driveway within the street setback may be permitted.

b. For a corner lot, the driveway shall be located within 30 feet of the rear property line.

c. Driveways are limited to one driveway ramp per public street frontage.

d. Parking, driveways and all other impervious surfaces in the required street setback shall not exceed twelve feet in width.

2. Garages.

a. Detached. The front of any detached garage shall be located behind the rear of the primary structure. The garage door of a detached garage may face the street.

b. Attached. The garage door shall face the side or rear property line

TRAFFIC AND PARKING RECOMMENDATION

Conditions if Approved

- Comply with road comments

PUBLIC WORKS RECOMMENDATION

Approved with Conditions

- Driveways and access points are to comply with Metro Code 13.12, 17.20.160, and 17.20.170

FIRE MARSHAL RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends approval as the establishment of a contextual overlay is consistent with the policy for the area.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-399

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-099PR-001 is **Approved. (9-0)"**

Neighborhood Conservation Overlays

28. 2015NHC-002-001

BL2015-84\Sledge

WAVERLY-BELMONT NEIGHBORHOOD CONSERVATION OVERLAY

Various Maps, Various Parcels

Council District 17 (Colby Sledge)

Staff Reviewer: Lisa Milligan

A request to apply the provisions of the Waverly-Belmont Neighborhood Conservation Zoning Overlay District to properties located along 9th Avenue South, 10th Avenue South, 11th Avenue South, Acklen Avenue, Bate Avenue, Benton Avenue, Bradford Avenue, Caruthers Avenue, Douglas Avenue, Elliott Avenue, Gilmore Avenue, Glen Avenue, Halcyon Avenue, Lawrence Avenue, Lealand Lane, Montrose Avenue, Paris Avenue, S. Douglas Avenue, Sherbourne Avenue, Waldkirch Avenue, and Wedgewood Avenue (approximately 152 acres), requested by the Metro Historic Zoning Commission and Councilmember Colby Sledge, applicants, various property owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Apply Neighborhood Conservation Zoning Overlay.

Neighborhood Conservation Zoning Overlay

A request to apply the provisions of the Waverly-Belmont Neighborhood Conservation Zoning Overlay District to properties located along 9th Avenue South, 10th Avenue South, 11th Avenue South, Acklen Avenue, Bate Avenue, Benton Avenue, Bradford Avenue, Caruthers Avenue, Douglas Avenue, Elliott Avenue, Gilmore Avenue, Glen Avenue, Halcyon Avenue, Lawrence Avenue, Lealand Lane, Montrose Avenue, Paris Avenue, S. Douglas Avenue, Sherbourne Avenue, Waldkirch Avenue, and Wedgewood Avenue (approximately 152 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre.

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

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.

Proposed Overlay

Neighborhood Conservation Zoning Overlay Districts (NCZO) are geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development.

CRITICAL PLANNING GOALS

- Preserves Historic Resources

The Neighborhood Conservation Zoning Overlay District is intended to preserve historic structures within the Waverly-Belmont neighborhood through the implementation of development and design guidelines by the Metro Historic Zoning Commission and staff.

GREEN HILLS-MIDTOWN COMMUNITY PLAN

Civic (CI) is intended to serve two purposes. The primary intent of CI is to preserve and enhance publicly owned civic properties so that they can continue to serve public purposes over time, even if the specific purpose changes. This recognizes that locating sites for new public facilities will become more difficult as available sites become scarcer and more costly. The secondary intent of CI is to guide rezoning of sites for which it is ultimately determined that conveying the property in question to the private sector is in the best interest of the public.

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

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

T4 Urban Residential Corridor (T4 RC) is intended to preserve, enhance and create urban residential corridors. T4 RC areas are located along prominent arterial-boulevard or collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive and comfortable access and travel for all users. T4 RC areas provide high access management and are served by moderately connected street networks, sidewalks, and existing or planned mass transit.

Consistent with Policy?

Yes. All policies encourage the preservation and protection of historic features. The proposed Waverly-Belmont Neighborhood Conservation Zoning Overlay District will aid implementation of the design principles provided for the land use policy.

REQUEST DETAILS

The properties to be included in the proposed Neighborhood Conservation Zoning Overlay are generally located east of 12th Avenue South, south of Wedgewood Avenue, north of Kirkwood Avenue, and west of Franklin Pike. The area consists primarily of single-family residential and two-family residential uses, but also include a few civic and institutional uses.

The following background information from the Metro Historical Commission staff was available in the staff report to the MHZC.

Metro Historic Zoning Commission staff recommendation

Applicable Ordinance:

Article III. Historic Overlay Districts

17.36.120.A. Historic Districts Defined. Historic Preservation and Neighborhood Conservation Districts. These districts are defined as geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development, and that meet one or more of the following criteria:

1. The district is associated with an event that has made a significant contribution to local, state or national history; or
2. It includes structures associated with the lives of persons significant in local, state or national history; or
3. It contains structures or groups of structures that embody the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. It has yielded or may be likely to yield archaeological information important in history or prehistory; or
5. It is listed or is eligible for listing in the National Register of Historic Places.

Background:

The Waverly-Belmont neighborhood has discussed the possibility of an overlay for several years. Public informational meetings were held on July 22, 6:30 p.m., August 25, August 31, 6:30 p.m. and October 12, 6:30 p.m. at the Sevier Park Community Center and were organized the 12 South Neighborhood Association or the Sunnyside Neighborhood Association. The public hearing for the Planning Commission is scheduled for December 10, 2015, and Metro Council for January 5, 2016.

The boundaries of the overlay include the Waverly Place National Register of Historic Places district and additional properties that are eligible for listing in the National Register. Since notice was sent the following properties were removed at the request of the councilman: 815 Acklen Avenue, 2906 and 2910 10th Avenue South.

The land in this neighborhood was a part of larger nearby estates prior to being subdivided, beginning in the 1890s. The southern portion of the neighborhood can be tied to the Sunnyside Mansion. Other portions of the neighborhood may have been a part of Adelia Acklen's expansive Belmont Mansion holdings to the northwest or the Waverly Estate to the northeast. Regardless, by the 1910s, the area was considered a part of the larger 'Waverly Place' neighborhood.

During the 1920s and 30s, new home construction continued throughout the entire neighborhood at a fairly regular pace. Although most houses built in this era were single family homes, the neighborhood has always included a mix of some multi-family properties. Common architectural styles include Queen Anne, Tudor Revival and Craftsman, with a few examples of four squares. All of these house styles were popular throughout Nashville in the first half of the 20th century as the first ring suburbs were being constructed along street car lines.

After World War II, with the streetcar gone and the increasing popularity of the personal automobile, Nashville experienced a rapid expansion of second ring suburbs. As was happening nationwide, the rise of the suburbs led to a lack of investment in previously booming urban neighborhoods and commercial areas in Nashville. In Waverly-Belmont, there was a brief surge of postwar construction in the early 1950s – about seven one-story rectangular side-gabled houses are concentrated on Caruthers and Gilmore Avenues. While these homes lack the architectural detailing found in the neighborhood's earlier houses, they do fit into the historic street rhythm in terms of size, massing, setback, materials, lot coverage and siting – and they are a part of the story of the evolution of the neighborhood.

Today, the 12-South commercial corridor is bustling with hip boutiques and trendy restaurants. Patio seating lines a street that used to be known for crime. The reversal of fortunes is perhaps best illustrated by the gourmet ice cream shop occupying the address where the triple murder occurred in the 1980s. High-density mixed-use developments are being constructed along 12th Avenue to accommodate the demand for both residential and commercial space. Just behind this commercial strip though is a thriving historic neighborhood. The homes are largely owner-occupied and well cared for, young families live next door to retirees and newcomers mingle with long-time residents, many of whom have been in the neighborhood for forty years or more. Plans are underway to reopen the Waverly-Belmont School as a neighborhood elementary school in time for the 2015-2016 academic year.

Starting around 2005, new residential construction began again in the neighborhood. While some existing vacant lots offered building sites, many of the new houses constructed in the past decade have required the demolition of a historic home. Concerned by the loss of historic resources, residents began advocating for a Neighborhood Conservation Zoning Overlay in 2013. They hope to protect the strong sense of place conveyed by the historic architecture of their established traditional neighborhood, while still allowing the district to evolve with new construction that is appropriate to its context.

Analysis and Findings:

A portion of the overlay is listed in the Waverly Place National Register of Historic Places District. According to the nomination written in 1985, Waverly Place was nominated under Criteria A and C as a locally significant late nineteenth century suburban development. The subdivision was designed by James A. Jowett, a native of England, who served as district engineer from 1886 to 1898 and also designed the city reservoir. Although the entire area of the proposed overlay does not follow the design of Waverly Place, with its broad and gently curving streets, a type of "romantic suburb" design pioneered by Frederick Law Olmstead, the remaining area south of this development includes much of the same housing stock constructed in the same era as the homes included in Waverly Place. The nomination notes that the district has "good examples of the variety of American suburban houses, late Victorian styles, foursquares, and bungalows." Architecturally, the same type of development continues south of the National Register district. While Waverly Place is important under both Criteria A and C, the remaining portion of the proposed overlay is eligible under criterion C for its architectural significance.

The properties meet criterion 5 as a portion of the proposed overlay is listed in the National Register of Historic Places and the other portion is eligible for listing in the National Register.

Staff suggests that the Commission recommend approval of the overlay for these eligible properties to the Council and adopt the design guidelines proposed for the new district.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

On November 18, 2015, the Metro Historic Zoning Commission recommended approval and adoption of the design guidelines for the Waverly-Belmont Neighborhood Conservation Zoning Overlay.

STAFF RECOMMENDATION

Staff recommends approval of the establishment of the Waverly-Belmont Neighborhood Conservation Zoning Overlay District.

Ms. Milligan presented the staff recommendation of approval.

Councilman Sledge spoke in favor of the application.

Mike Burgin, 929 Montrose Ave, spoke in opposition to the application because the overlay would make the remaining options very expensive.

Joseph Duke, 932 S Douglas Ave, spoke in opposition to the application because property values will decrease.

Ed Chapin, 1820 11th Ave N, spoke in opposition to the application and noted proper notice was not given.

Cheryl Hartman, 933 Acklen Ave, spoke in opposition to the application and stated she has a lot of signatures of people in opposition to this.

Mike Hammond, 805 Brentview Drive, spoke in opposition to the application as he was not included in any of the notifications sent out. Also does not like the restrictions involved in the overlay.

Maurice Ridley, 1107 Acklen Ave, spoke in opposition to the application and asked the commission to consider the people that own the older homes.

John Hoke, 902 Halcyon Ave, spoke in opposition to the application because it would be asking the small property owners to bear the entire cost. The process has been flawed from the beginning and the people impacted the most need to be notified.

Robert Hartman, 933 Acklen Ave, spoke in opposition to the application.

Rex Collier, 811 Halcyon Ave, spoke in opposition to the application because he does not like someone telling him what he can and can't do with his property.

Michael Ward, 1702 Linden Ave, spoke in favor of the application because 12 South deserves to be preserved.

B. J. Mason, 1013 Paris Ave, spoke in favor of the application.

Robert Earls, 2806 Oakland, spoke in favor of the application; it is greed and gold-digging.

Kerry Conley, 2405 10th Ave S, spoke in favor of the application and stated Historic wouldn't approve this if there weren't enough historic homes to be preserved.

Ken Winter, 1021 Paris Ave, spoke in favor of the application.

Chris Koch, 1013 Gilmore Ave, spoke in favor of the application and noted the property values will actually increase instead of decreasing.

Gloria Conley, 910 Acklen Ave, spoke in favor of the application.

Ola Hudson, 920 Bradford Ave, spoke in favor of the application due to preserving the character, safety, convenience, and beauty of the neighborhood.

Corrine Matthews, 2204 9th Ave S, spoke in favor of the application as it will increase property values.

Victor Nelson, 917 Waldkirch Ave, spoke in favor of the application.

Susan Mulcahy, 2040 Elliott Ave. spoke in favor of the application.

Maggie DeVier, 833 Acklen Ave, spoke in favor of the application because it will preserve the character of the area.

James Gilbert, 2400 9th Ave S, spoke in favor of the application.

Donald Thompson, 900 Waldkirch Ave, spoke in favor of the application.

Councilman Sledge spoke in favor of the application and asked for approval.

Chairman McLean closed the Public Hearing.

Mr. Gee clarified that the Historical Commission approved this unanimously. He spoke in favor of the application as it supports infill along the corridors as well as preserving the character of the community.

Mr. Clifton spoke in favor of the application.

Council Lady Allen spoke in favor of the application.

Mr. Adkins spoke in favor of the application. It fits with NashvilleNext and will increase property values rather than decreasing them. He suggested the neighbors work through the process with the Historical Commission.

Ms. Farr asked if there would still be an opportunity for the councilman to amend the legislation if this passes tonight.

Mr. Sloan confirmed.

Ms. Hagan-Dier spoke in favor of the application.

Mr. Gee moved and Mr. Adkins seconded the motion to approve. (9-0)

Mr. Gee left the meeting at 8:25 p.m.

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

29. 142-66P-002

CEDARWOOD DEVELOPMENT

Map 043-05, Part of Parcel(s) 252
Council District 09 (Bill Pridemore)
Staff Reviewer: Brandon Burnette

A request to revise the preliminary plan for the Commercial Planned Unit Development Overlay on part of property located at 800 Gallatin Pike, at the corner of Anderson Lane and Gallatin Pike (1.87 acres), zoned CL, to permit a 5,100 square foot building for automobile convenience and restaurant uses, requested by Gresham, Smith and Partners, applicant; Sheila L. Yarbrough, Trustee, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revision to the preliminary plan for a portion of the Commercial Planned Unit Development overlay to permit a 5,100 square foot building for automobile convenience and restaurant uses.

Revise Preliminary PUD

A request to revise the preliminary plan for the Commercial Planned Unit Development Overlay on part of property located at 800 Gallatin Pike, at the corner of Anderson Lane and Gallatin Pike (1.87 acres), zoned Commercial Limited (CL), to permit a 5,100 square foot building for automobile convenience and restaurant uses.

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.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The site is located at the southeast corner of Gallatin Pike and Anderson Lane. In 1979, the PUD was approved for a 27,700 square foot automobile dealership. Today, the footprint of the existing buildings is 33,646 square feet. The revision proposes to remove an existing 9,063 square foot building and replace with a 5,100 square foot building.

Site Plan

The plan calls for one 5,100 square foot building for automobile convenience and restaurant uses, as well as an associated canopy to cover proposed fuel islands. The site has existing access to Gallatin Pike and Anderson Lane, although the locations of the curb cuts are proposed to shift slightly. Additional right-of-way is proposed to be dedicated along both Gallatin Pike and Anderson Lane to accommodate the requirements of the Major and Collector Street Plan, including 6 foot planting strips and 8 foot sidewalks along each street. The proposal includes 41 parking spaces.

ANALYSIS

The request reduces the existing square footage by 3,963 square feet. The proposed 5,100 square foot building is consistent with the approved PUD; therefore, staff finds that the proposed change is a minor modification (revision).

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

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

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

Approved with conditions

- Fire code issues for the structure will be addressed at permit application review.

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

TRAFFIC AND PARKING RECOMMENDATION

Conditions if approved

- Locate access drive between Lot 1 and Lot 2 a minimum of 40 feet from back of sidewalk along Anderson Lane to allow appropriate driveway throat and queue distance for exiting traffic.
- Align drive between Lot 1 and Lot 2 with Lot 1 drive aisle. Modify parking spaces on Lot 2 as necessary to align drive aisles. Align Anderson Lane driveway with opposing auto dealer service drive to minimize left turn conflicts.
- Submit pavement and striping plan for any modification to bike and transition lanes on Gallatin Pike per AASHTO and MUTCD standards with final site plan.
- Align driveway on Gallatin Pike with Nesbitt Lane and a minimum distance of 30 feet from adjacent driveway.
- Developer shall install ped crossing with associated infrastructure for the south leg of Gallatin Pike and Anderson Lane per MUTCD standards. A signal plan shall be submitted with final site plan.
- Additional traffic analysis/updated TIS is required prior to final site plan to determine any additional road modifications.
- Upon redevelopment of Lot 2, Lot 2 Drives along Anderson Lane may require modification.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approve with conditions

Approved as a PUD Revision only. The following items need to be addressed before the upcoming Final Site Plan will be approved:

- Awaiting payment of the required capacity fees.
- Public construction plans for the proposed hydrant must be submitted and approved before Final Site Plan Approval.
- Private sewer service lines must run directly from the served lot to the public sewer main, without crossing through another property (such is the case for lot 2).
- Private sewer service lines may not be shared among multiple lots.
- Since this development will be parcelled off into its own lot, public sewer construction plans must be submitted and approved, under the same timeframe as the public water plans.

MADISON SUBURBAN UTILITY DISTRICT RECOMMENDATION

Approved

• The District has water available to the above referenced location. Any improvements and/or actual water use would be subject to project review and subject to requirements related to specific demand or use projected by the Fire Marshall and the District's personnel and Engineers.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
2. 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.
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.
5. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

Approve with conditions. (9-0), Consent Agenda

Resolution No. RS2015-401

"BE IT RESOLVED by The Metropolitan Planning Commission that 142-66P-002 is **Approved with conditions. (9-0)**"

CONDITIONS

1. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
2. 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.
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.
5. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

30. 2004P-013-007

MILL CREEK COMMONS

Map 181, Parcel(s) 254

Council District 31 (Fabian Bedne)

Staff Reviewer: Alex Deus

A request to revise the preliminary plan and for final site plan approval for a portion of the Mill Creek Town Centre Commercial Planned Unit Development Overlay District on property located at 6700 Nolensville Pike, approximately 450 feet north of Concord Road, zoned SCC (1.2 acres), to revise the preliminary plan to permit a 3,820 square foot financial institution and for final site plan approval for a 2,657 square foot financial institution, requested by Littlejohn Engineering, applicant; Regions Bank, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise preliminary plan for a 3,820 square foot financial institution and for final site plan approval for 2,657 square foot financial institution.

Revise PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of the Mill Creek Town Centre Commercial Planned Unit Development Overlay District on property located at 6700 Nolensville Pike, approximately 450 feet north of Concord Road, zoned Shopping Center Community (SCC) (1.2 acres), to permit the development of a 2,657 square foot financial institution within Phase 1.

Existing Zoning

Shopping Center Community (SCC) is intended for moderate intensity retail, office, restaurant, and consumer service uses for a wide market area.

Planned Unit Development Overlay District (PUD) – is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating 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. *This PUD is approved for commercial and residential uses.*

CRITICAL PLANNING GOALS

N/A

REQUEST DETAILS

This property is located at 6700 Nolensville Pike and is approximately 1.2 acres in size. This request is for a revision to the preliminary plan for a 3,820 square foot financial institution and for final site plan approval for 2,657 square feet.

ANALYSIS

This PUD was originally approved by Metro Council in 2004 to permit 45 single-family lots, 248 townhomes, and 236,851 square feet of retail, restaurant, financial institution and gas station uses. It subsequently has been revised a number of times. The most recent revision to the property under consideration was approved by the Planning Commission in 2007. That request was to permit a 3,820 square foot bank replacing 5,200 square feet of retail/ restaurant uses that had previously been approved.

This application is to allow for preliminary approval for a 3,820 square feet financial institution and for final site plan approval for 2,657 square feet of financial institution use. This proposed revision would reduce the amount of parking, while still meeting parking criteria requirements and would reduce the number of bank teller lanes creating a less auto oriented development. This application would also provide greater pedestrian connectivity with connections to the sidewalk located along Nolensville Pike and with the interior sidewalk network of the overall PUD.

Staff finds that these revisions do not deviate significantly from the Council approved plan. The proposed site plan is consistent with the overall concept of the PUD and does not alter the land area or modify any conditions of the enacting ordinance. Staff finds that the proposal is a minor modification.

Section 17.40.120.F permits the Planning Commission establishes types of changes that require Metro Council concurrence. Staff finds that the request does not meet the threshold for Metro Council concurrence and may be approved by the Planning Commission as a revision to the PUD. Section 17.40.120.F is provided below for review.

F. Changes to a Planned Unit Development District.

1. Modification of Master Development Plan. Applications to modify a master development plan in whole or in part shall be filed with and considered by the planning commission according to the provisions of subsection A of this section. If approved by the commission, the following types of changes shall require concurrence by the metropolitan council in the manner described:

- a. Land area being added or removed from the planned unit development district shall be approved by the council according to the provisions of Article III of this chapter (Amendments);
 - b. Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance shall be authorized by council ordinance;
 - c. A change in land use or development type beyond that permitted by the specific underlying zoning district shall be authorized only by council ordinance; or
 - d. An increase in the total number of residential dwelling units above the number last authorized by council ordinance or, for a PUD district enacted by council ordinance after September 1, 2006, an increase in the total number of residential dwelling units above the number last authorized by council ordinance or above the number last authorized by the most recent modification or revision by the planning commission; or
 - e. When a change in the underlying zoning district is associated with a change in the master development plan, council shall concur with the modified master development plan by ordinance.
- e.[f.] Any modification to a master development plan for a planned unit development or portion thereof that meets the criteria for inactivity of Section 17.40.120.H.4.a.

FIRE MARSHAL RECOMMENDATION

Approved with Conditions

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

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No Exception Taken

TRAFFIC & PARKING RECOMMENDATION

No Exception Taken

WATER SERVICES RECOMMENDATION

Approve with Conditions

- We recommend approval, on the following condition:
 - 1) Approval does not apply to private water and sewer line design. Plans for these must be submitted and approved through a separate review process with Metro Water Permits, before their construction may begin.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
3. This approval does not include any signs with the exception that digital signs are not permitted. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. 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.
6. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
7. 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. RS2015-402

“BE IT RESOLVED by The Metropolitan Planning Commission that 2004P-013-007 is **Approved with conditions. (9-0)**”

CONDITIONS

1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
3. This approval does not include any signs with the exception that digital signs are not permitted. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
4. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. 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.
6. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
7. 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: Concept Plans

31. 2015S-177-001

STONECREST

Map 181, Parcel(s) 099, 174
Council District 04 (Robert Swope)
Staff Reviewer: Alex Deus

A request for concept plan approval to create open space and dedicate right-of-way on property located at Bluff Road (unnumbered), abutting Williamson County, zoned AR2a (0.97 acres), requested by Ragan-Smith-Associates, applicant; Billy Mainord et ux, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Create open space and dedicate right-of-way.

Concept Plan

A request for concept plan approval to create open space and dedicate right-of-way on property located at Bluff Road (unnumbered), abutting Williamson County, zoned Agricultural/Residential (AR2a) (0.97 acres).

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan.

CRITICAL PLANNING GOALS

N/A

SOUTHEAST COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create suburban neighborhoods that provide more opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than many existing suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land without sensitive environmental features and the cost of developing housing. These are challenges that were not faced when the original suburban neighborhoods were built.

PLAN DETAILS

This request is for a concept plan approval to create open space and dedicate right-of-way on property located at Bluff Road (unnumbered). The property is 0.97 acres and is currently vacant. This Concept Plan would create 0.65 acres of (passive) open space and 0.32 acres of right- of way.

The Stonecrest Drive right-of-way will create the sole access point for the proposed Stonecrest subdivision located within the Brentwood municipal boundaries. There is right-of-way that is proposed to be dedicated along Bluff Road. The passive open space will serve as a larger open space network that includes additional open space to be located within the boundaries of the proposed subdivision within the City of Brentwood. Sidewalks are proposed along both sides of Stonecrest Drive for the portion of the proposed subdivision located within Davidson County.

ANALYSIS

This concept plan request would create open space and dedicate right-of-way to serve lots located within the jurisdiction of Brentwood. The remainder of the Stonecrest subdivision is located within the Brentwood municipal limits and is currently in the rezoning process; staff has been in contact with Brentwood’s planning department.

The rezoning for the proposed subdivision has passed first reading at the Brentwood City Commission. This request is scheduled to go to the Brentwood Planning Commission in January for a recommendation to determine whether or not the proposed request meets code. After the Brentwood Planning Commission has made their recommendation it will go to two more hearings at their City Commission for consideration of approval. The applicant could conceivably begin the subdivision process in Brentwood as early as February once approved. These lots would be serviced by the City of Brentwood.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Conditions if Approved

- This development will require Public Works approval of detailed construction plans prior to grading the site. Plans must comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.

TRAFFIC& PARKING RECOMMENDATION

No Exception Taken

WATER SERVICES RECOMMENDATION

Approved with Conditions

- Approved as a Concept Plan only. Public sewer construction plans must be submitted and approved prior to Final Site Plan approval. These approved construction plans must match the Final Site Plan. The required capacity fees must be paid prior to Final Plat approval.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-403

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-177-001 is **Approved. (9-0)**”

Subdivision: Final Plats

32. 2015S-165-001

2044 STRAIGHTWAY

Map 083-03, Parcel(s) 433

Council District 06 (Brett Withers)

Staff Reviewer: Latisha Birkeland

A request for final plat approval to create one lot on property located at Straightway Avenue (unnumbered), approximately 210 feet west of Porter Road, zoned R6 (0.154 acres), requested by Dale and Associates, applicant; D222, LLC, owner.

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission indefinitely deferred 2015S-165-001. (9-0)

33. 2015S-170-001

EDGEFIELD LAND CO., RESUB LOTS 274 & 275

Map 094-01, Parcel(s) 433-434
Council District 06 (Brett Withers)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on properties located at 1601 and 1603 Eastside Avenue, at the northeast corner of Eastside Avenue and South 16th Street, zoned RS5 (0.44 acres), requested by Sharondale Surveying, Inc., applicant; Elevate Land Investments, LLC, and James and Angela Yates, owners.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Create 3 lots.

Final Plat

A request for final plat approval to create three lots on properties located at 1601 and 1603 Eastside Avenue, at the northeast corner of Eastside Avenue and South 16th Street, zoned Single-Family Residential Districts (RS5) (0.44 acres).

Existing Zoning

Single-Family Residential Districts (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 3 units.*

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The request is for final plat approval to create three lots on properties located at 1601 and 1603 Eastside Avenue. Section 3-5.2 of the Subdivision Regulations requires that newly created lots in areas that are previously subdivided and predominately developed must be comparable to surrounding lots in regards to frontage and area. Proposed Lot 1 and Lot 2 do not have surrounding parcels to be compared to; therefore they not meet the criteria identified in the Subdivision Regulations. Lot 3 does not meet the compatibility requirement for frontage or area, based on the surrounding parcels.

The applicant requests approval under Section 3-5.2(f) of the Subdivision Regulations, which allows the Planning Commission to grant approval of a subdivision that does not meet the compatibility criteria if the subdivision can provide for harmonious development within the community.

Proposed Lots:

- Lot 1: 6,772 Sq. Ft., (0.155 Acres), and 82.65 Ft. of frontage;
- Lot 2: 6,723 Sq. Ft., (0.154 Acres), and 82.92 Ft. of frontage.
- Lot 3: 6,016 Sq. Ft., (0.138Acres), and 82.92 Ft. of frontage.

An existing home is located on both 1601 and 1603 Eastside Avenue. If the plat is approved, both homes will be removed prior to the recordation of the plat. Sidewalks do not exist along Eastside Avenue. Just north of 1601 Eastside Avenue, along South 16th Street, there is a sidewalk connection. Subdivision Regulations require the extension of an existing sidewalk network for infill subdivisions. If the plat is approved, the applicant will have to extend a five foot sidewalk and four foot grass strip along South 16th Street and Eastside Avenue to the easternmost edge of Lot 3. Access for Lot 1 and Lot 3 shall be limited to only the alley at the rear of the site.

ANALYSIS

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Urban Neighborhood Maintenance policy area. 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 RS5 zoning district.

Street Frontage

All three lots have frontage on a public street.

Density

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

Community Character

1. Lot frontage: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. In this case, Lot 1 and Lot 2 do not have surrounding parcels to compare lot frontage. Lot 3 must be equal to or greater than 50 feet, which is the smallest lot frontage of the surrounding lots. Lot 3 has a 40 foot of frontage and, therefore, does not meet the community character for lot frontage.

| | |
|------------------------------------|------------|
| Lot Frontage Analysis | |
| Minimum Proposed | 40' |
| 70% of Average | 35' |
| Smallest Surrounding Parcel | 50' |

2. Lot size: The proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. In this case, Lot 1 and Lot 2 do not have surrounding parcels to compare lot area. Lot 3 must be equal to or greater than 50 feet, which is the smallest lot frontage of the surrounding lots. Lot 3 has a 40 foot of frontage and, therefore, does not meet the community character for lot frontage.

| | |
|------------------------------------|--------------------|
| Lot Size Analysis | |
| Minimum Proposed | 6,016 SF |
| 70% of Average | 5,281 SF |
| Smallest Surrounding Parcel | 7,391.33 SF |

3. Street Setback: No parking shall be permitted within the street setback along South 16th Street and Eastside Avenue.

4. Lot Orientation: Lot 1 and Lot 2 will be orientated to South 16th Street. Lot 3 shall orient to Eastside Avenue, which is inconsistent with the existing development pattern.

Harmony of Development

The proposed subdivision does not meet the Community Character criteria. However, the Planning Commission may grant approval if it determines that the subdivision provides for harmonious development of the community. Staff finds that the proposed plat does not provide for harmonious development within the community. Lot 1 and Lot 2 propose frontage along South 16th Street which is inconsistent with the development pattern of the area. Lot 3 is considerably smaller when compared to surrounding lots to the east of the property, along Eastside Avenue.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

Approved with conditions

1. Sidewalks - Final construction plans must be submitted prior to recording and bonding the plat. Plans should also address the related drainage improvements, utility relocation(s), and tree removal where required. Final design may vary based on field conditions.

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff finds that the proposed plat is not harmonious with the surrounding neighborhood based upon the Subdivision Regulation requirements and is recommending disapproval of this request. The intent of the Subdivision Regulations for proposed subdivisions within Neighborhood Maintenance Polices is to consider the established development pattern when considering infill subdivisions.

CONDITIONS (if approved)

- 1. Lots 1, 2 and 3 shall have a minimum street setback of 30 feet.
- 2. Access for Lots 1, 2 and 3 shall be limited to the alley. Lot 1 shall provide joint access from the alley for lot 2.
- 3. Add "See Note 20-29" to Lots 1, 2 and 3.
- 4. Add Note No. 30 "The building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access."

Ms. Birkeland presented the staff recommendation of disapproval.

Josh Randolph, 807 S 17th Street, spoke in favor of the application because this development would bring much needed sidewalks to the area.

Jason (last name unclear), 1508 Sevier Court, spoke in favor of the application as it will be an asset to the neighborhood.

Councilman Withers spoke in favor of staff recommendation. It meets none of the criteria but some of the details could use a little more consideration.

Chairman McLean closed the Public Hearing.

Mr. Clifton noted this doesn't appear to be in final form and explained the commission would like to see any modifications and think about them rather than hearing them at this time. He asked if there would be an issue with a deferral.

Councilman Withers stated he would prefer a deferral to allow discussion of some of the details.

Mr. Clifton expressed discomfort with voting either way as the commission usually doesn't grant subdivisions if they don't get a recommendation.

Council Lady Allen spoke in favor of a deferral.

Mr. Haynes spoke in favor of a deferral.

Mr. Dalton spoke in favor of a deferral.

Ms. Farr explained that she isn't sure what changes could be made with a deferral that would allow this to be approved. There aren't lot requirements or a harmonious pattern; it doesn't meet the specified objectives.

Ms. Hagan-Dier stepped out of the room at 8:52 p.m.

Mr. Adkins stated he does not want to create a dangerous precedent.

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

Resolution No. RS2015-404

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-170-001 is Disapproved. (7-0)"

34. 2015S-172-001

WAL-MART LIBERTY LANE SUBDIVISION

Map 026, Parcel(s) 174

Council District 10 (Doug Pardue)

Staff Reviewer: Alex Deus

A request for final plat approval to create three lots on property located at Gallatin Pike (unnumbered), approximately 480 feet east of Northside Drive, zoned CS (3.01 acres), requested by Blue Ridge Surveying, Inc., applicant; Wal-Mart Real Estate Business Trust, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Create three lots.

Final Plat

A request for final plat approval to create three lots on property located at Gallatin Pike (unnumbered), approximately 480 feet east of Northside Drive, zoned Commercial Services (CS) (3.01 acres).

Existing Zoning

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

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

This request is for a final plat approval to create three lots on property located at Gallatin Pike (unnumbered), where currently one lot exists. There are no existing structures on this lot. Vehicular access is limited to the existing platted access easements and there is an additional access easement being proposed towards the rear of the proposed lots. There are no new curb cuts being proposed along Gallatin Pike. Sidewalks are presently located along Gallatin Pike and there is an interior sidewalk network that leads to existing structures behind this proposed subdivision.

The existing lot is 130, 945 square feet (3.01 acres) and as mentioned, is being proposed to be subdivided into three lots with the following square footage:

- Lot 1: 62, 546 SF (1.44 acres)
- Lot 2: 30, 080 SF (0.69 acres)
- Lot 3: 38, 319 SF (0.88 acres)

ANALYSIS

Section 3-4.4 of the Subdivision Regulations limits the amount of curb cuts allowed on properties being divided along arterial streets. There are currently two existing driveways to the east and west of this lot that were platted as access easements on a previous subdivision. There are no new vehicular access points being proposed along Gallatin Pike on this plat. Vehicular access is limited to the existing platted access easements and there is an additional access easement being proposed along the northern property line to allow for cross-access.

There are no minimum lot size requirements for the Commercial Services (CS) zoning district.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No Exception Taken

TRAFFIC & PARKING RECOMMENDATION

No Exception Taken

MADISON SUBURBAN UTILITY DISTRICT RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved with Conditions

• As all our previous comments have been addressed on the latest re-plat (stamped received November 17, 2015), including payment of capacity fees, we recommend approval, on the following conditions:

- 1) Approval applies to public sewer utility issues only. Madison Suburban Utility District is the water provider for this development.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0), Consent Agenda

Resolution No. RS2015-405

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-172-001 is **Approved. (9-0)**”

K. OTHER BUSINESS

35. Grant Contract between the State of Tennessee, Department of Transportation and the Metropolitan Government of Nashville and Davidson County on Behalf of the Nashville Area Metropolitan Planning Organization for Federal Transit Administration (FTA) 5303 funds to support the costs of preparing long range transportation plans, project planning, and transit planning coordination activities for FY 2016

Approve (9-0), Consent Agenda

Resolution No. RS2015-406

“BE IT RESOLVED by The Metropolitan Planning Commission that the Grant Contract between the State of Tennessee, Department of Transportation and the Metropolitan Government of Nashville and Davidson County on Behalf of the Nashville Area Metropolitan Planning Organization for Federal Transit Administration (FTA) 5303 funds to support the costs of preparing long range transportation plans, project planning, and transit planning coordination activities for FY 2016 is **Approved. (9-0)**”

36. Historic Zoning Commission Report
37. Board of Parks and Recreation Report
38. Executive Committee Report
39. Accept the Director's Report and Approve Administrative Items

Approve (8-0-1), Consent Agenda

Resolution No. RS2015-407

“BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are **Approved. (8-0-1)**”

40. Legislative Update
-

L. MPC CALENDAR OF UPCOMING MATTERS

December 10, 2015

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

January 14, 2016

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

January 28, 2015

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

February 11, 2015

4pm, Metro Southeast, 1417 Murfreesboro Pike, Green Hills Auditorium

M. ADJOURNMENT

The meeting adjourned at 9:08 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: December 10, 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; Clifton; Farr; Gee; Adkins ; Dalton; Haynes; Allen
 - b. Absent: Blackshear
2. Legal Representation – Emily Lamb will be attending

B. Executive

1. We have set up new webpages for information on inclusionary housing, the Music Row design plan, and contextual overlays.
2. We have added another social media outreach tool – Nextdoor, a neighborhood-specific platform with over 38,000 subscribers in Davidson County.

C. Land Development

1. Land Development continues to advertise two positions: a Planner 2 and a Planning Tech.

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 11/30/2015**.

| APPROVALS | # of Applics | # of Applics '15 |
|---------------------|---------------------|-------------------------|
| Specific Plans | 4 | 40 |
| PUDs | 1 | 7 |
| UDOs | 0 | 11 |
| Subdivisions | 42 | 127 |
| Mandatory Referrals | 6 | 140 |
| Grand Total | 53 | 325 |

Please note: There are a number of older approvals in this list due to a database cleanup. They are included with the Councilmember at the date of the approval.

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) |
|-----------------------|----------------------------|------------|----------------|--------------------------------|--|-------------------------------------|
| 9/9/2015 12:23 | 11/16/2015 | APADMIN | 2015SP-044-002 | 1610 4TH AVENUE (FINAL) | A request for final site plan approval for property located at 1610 4th Avenue North, approximately 290 feet south of Garfield Street (0.20 acres), to permit four residential units, requested by Dale & Associates, applicant; Fourth Avenue Townhomes GP, owner. | 19 (Freddie O'Connell) |
| 4/2/2015 12:06 | 11/16/2015 | RECOM APPR | 2014SP-016-002 | WEDGEWOOD HOUSTON, PHASE 1 | A request for final site plan approval for property located at 1238 Martin Street, at the northeast corner of Martin Street and Merritt Avenue (0.92 acres), to permit a mixed-use development, requested by Civil Site Design Group, applicant; LVH, LLC, owner. | 17 (Colby Sledge) |
| 9/29/2015 16:27 | 11/18/2015 | APADMIN | 2015SP-042-002 | | A request for final site plan approval for properties located at 2800 and 2804 Valley Brook Place, approximately 950 feet south of Woodmont Boulevard (0.92 acres), to permit three single-family lots, requested by Dale & Associates, applicant; Dakota Avenue Partners, LLC., owner. | 25 (Russ Pulley) |
| 5/14/2015 11:36 | 11/24/2015 | RECOM APPR | 2014SP-059-002 | 1035 W EASTLAND AVENUE (FINAL) | A request for final site plan approval for property located at 1035 West Eastland Avenue, at the corner of W. Eastland Avenue and Bailey Street, zoned SP (0.8 Acres), to permit up to 51 units and a maximum commercial square footage of 8,000 square feet, requested by Hastings Architecture Associates, applicant; Christopher and Carter Dawson, owners. | 05 (Scott Davis) |

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) |
|----------------|---------------------|--|--------|--------------|-----------------|------------------------------|
| NONE | | | | | | |

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

| Date Submitted | Staff Determination | | Case # | Project Name | Project Caption | Council District # (CM Name) |
|--------------------|---------------------|---------|-------------|------------------|--|------------------------------|
| 8/27/2015 11:33 | 11/19/2015 | APADMIN | 98P-007-010 | SEVEN SPRINGS II | A request for final site plan approval for a portion of the Seven Springs Commercial Planned Unit Development Overlay District for a portion of property located at 310 Seven Springs Way, approximately 600 feet north of Old Hickory Boulevard (12.0 acres), zoned OR40, to permit a 5-story, 135,000 square foot office building and an associated parking structure, requested by Hastings Architecture, applicant; Highwoods Realty Limited, owner. | 04 (Robert Swope) |

MANDATORY REFERRALS: MPC Approval

| Date Submitted | Staff Determination | | Case # | Project Name | Project Caption | Council District # (CM Name) |
|---------------------|---------------------|------------|-----------------|--|---|------------------------------|
| 11/2/2015 9:15 | 11/10/2015 | RECOM APPR | 2015M-029EN-001 | SPECTRUM STOCKYARD AERIAL ENCROACHMENT | A request to allow an aerial encroachment comprised of an elevated pedestrian bridge across Whiteside Avenue connecting the north and south buildings of a proposed apartment community located on Stockyard Street between 2nd Avenue North and 3rd Avenue North, requested by Littlejohn Engineering Associates, Inc. applicant; SL II Nashville Baseball Site, LLC, owner. | 19 (Freddie O'Connell) |
| 10/29/2015 14:41 | 11/10/2015 | RECOM APPR | 2015M-028EN-001 | THREE CROW BAR AERIAL ENCROACHMENT | A request to allow an aerial encroachment comprised of three 8' 6" awnings and one 21' 0" awning encroaching the public right-of-way for property located at 1024 Woodland Street, requested by Three Crow Bar, applicant; Kelly K. and Angela R. Jones, owners. | 06 (Brett Withers) |
| 11/2/2015 8:36 | 11/11/2015 | RECOM APPR | 2015M-004SR-001 | AMERICAN GENERAL WAY STREET RENAMING | A request to rename American General Way to "Health Park Drive" from Old Hickory Boulevard northward to its terminus within a commercial development, requested by Ragan Smith Associates, applicant; Southpoint, LLC, owner. | 04 (Robert Swope) |

MANDATORY REFERRALS: MPC Approval (cont.)

| | | | | | | |
|---------------------|------------|------------|-----------------|--|--|------------------------|
| 11/10/2015 11:46 | 11/18/2015 | RECOM APPR | 2015M-058ES-001 | MELROSE SEWER RELOCATION | A request to abandon approximately 80 linear feet of existing 10" sewer main and 537 linear feet of existing 36" sewer main and to accept 80 linear feet of new 10" sewer main and easements and 537 linear feet of new 36" sewer main and easements, along with six new manhole assemblies for properties located at 2600, 2608, 2610 and 2612 Franklin Pike, Metro Water Services Project # 15-SL-207, requested by Metro Water Services, applicant; various owners. | 17 (Colby Sledge) |
| 11/11/2015 13:01 | 11/18/2015 | RECOM APPR | 2015M-030EN-001 | 1201 CHURCH STREET AERIAL AND UNDERGROUND ENCROACHMENT | A request to allow aerial and underground encroachments comprised of a portion of the northeast corner of the building located near the intersection of 12th Avenue North and the Church Street overpass extending over the right-of-way line along Church Street and a building encroachment containing two sub-grade building levels as well as a retaining wall and structural components supporting the Church Street sidewalk for property located at 1201 Church Street, requested by Littlejohn Engineering Associates, Inc., applicant; PSREG Church Street Owner, LLC, owner. | 19 (Freddie O'Connell) |
| 11/20/2015 14:34 | 11/25/2015 | RECOM APPR | 2015M-038PR-001 | BELLEVUE MALL REDEVELOPMENT PARCEL DONATION | A request to authorize the Director of Public Property Administration to accept the donation of a parcel of property for public use, requested by the Metro Legal Department, applicant; Stephen M. Jones et ux, owner. | 22 (Sheri Weiner) |

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) |
|-------------------|---------------|------------|---------------|-------------------------------------|--|----------------------------|
| 5/2/2014 14:38 | 12/22/2014 | RECOM APPR | 2014S-108-001 | CRESCENT PROPERTIES DIVISION STREET | A request for final plat approval to create one lot and dedicate right-of-way within the Arts Center Redevelopment District and the Music Row Urban Design Overlay District on properties located at 1205, 1209, 1211, 1213, 1303, 1305 and 1307 Division Street, approximately 360 feet east of Music Circle East (2.1 acres), zoned CF, requested by Energy Land & Infrastructure, applicant; Crescent Communities, owner. | 19 (Erica S. Gilmore) |

SUBDIVISIONS: Administrative Approval (cont.)

| | | | | | | |
|---------------------|------------|------------|---------------|--|---|----------------------------|
| 7/2/2014 10:41 | 12/22/2014 | RECOM APPR | 2014S-158-001 | CHRISTIANSTED VALLEY RESERVE | A request for final plat approval to create 22 clustered lots on property located at 265 Holt Hills Road, at the terminus of Christiansted Lane (10.02 acres), zoned RS15, requested by Ragan-Smith-Associates, Inc., applicant; The Jones Company of Tennessee, LLC, owner. | 04 (Brady Banks) |
| 11/20/2014 11:59 | 1/6/2015 | RECOM APPR | 2014S-244-001 | JACKSON PARK, RESUB LOTS 10, 11 & PART OF 12 | A request for final plat approval to shift lot lines on property located at 1119 Winding Way, approximately 680 feet east of Gallatin Pike, zoned RS10 (0.65 acres), requested by Campbell, McRae & Associates Surveying, Inc., applicant; Larry D. McClanahan, owner. | 07 (Anthony Davis) |
| 12/11/2014 12:43 | 1/6/2015 | RECOM APPR | 2015S-014-001 | FIRST ACADEMY PLAN, RESUB LOT 21 | A request for final plat approval to shift lot lines between properties located within the Capitol Mall Redevelopment District and the Lower Broadway Historic Preservation Overlay District at 317 Broadway and 108 and 110 4th Avenue South, west of 3rd Avenue South, zoned DTC (0.43 acres), requested by SEC, Inc., applicant; Cumberland Trust and Investment Company, HTDG, LLC, and Timothy Smith and Alton Ross, owners. | 19 (Erica S. Gilmore) |
| 8/28/2014 8:45 | 1/12/2015 | RECOM APPR | 2014S-195-001 | 28TH AND CHARLOTTE | A request for final plat approval to create one lot on properties located at 415 27th Avenue North, 27th Avenue North (unnumbered) and 28th Avenue North (unnumbered), at the northeast corner of Charlotte Avenue and 28th Avenue North, zoned MUI and MUI-A (3.13 acres), requested by Ragan Smith Associates, Inc., applicant; Ashley-Tompkins Real Estate Partnership and Plainsman Group, LLC, owners. | 21 (Edith Taylor Langster) |
| 12/30/2014 8:52 | 1/26/2015 | RECOM APPR | 2014S-037-002 | 507 MOORE AVENUE, SECOND ADDITION | A request for final plat approval to shift lot lines between properties located at 507 and 509 Moore Avenue, approximately 210 feet west of Rains Avenue, zoned R6 (0.34 acres), requested by Dale & Associates, applicant; Lynne Wallace, owner. | 17 (Sandra Moore) |
| 11/25/2014 11:15 | 2/11/2015 | RECOM APPR | 2015S-007-001 | HAYWOOD OAKS- SOUTH, RESUB LOT 2 | A request for final plat approval to create two lots within the Haywood Oaks Commercial Planned Unit Development Overlay District on property located at 3800 Ezell Road, north of Haywood Lane (13.78 acres), zoned CS, requested by Gregory W. Maxwell, applicant; Haywood Oaks Eight Investors, Ltd., owner (See Also Planned Unit Development Case No. 7-87P-001). | 30 (Jason Potts) |

SUBDIVISIONS: Administrative Approval (cont.)

| | | | | | | |
|---------------------|-----------|------------|---------------|--|--|----------------------------|
| 8/18/2014 14:52 | 2/11/2015 | RECOM APPR | 2014S-193-001 | C.H. WALLER'S, RESUB LOT 4 | A request for final plat approval to create two lots on property located at 111 Creighton Avenue, approximately 405 feet west of Porter Road, zoned R6 (0.52 acres), requested by Clint T. Elliott, applicant; Nicole Mercer, owner. | 06 (Peter Westerholm) |
| 12/23/2014 10:54 | 2/23/2015 | RECOM APPR | 2015S-018-001 | TRINITY HEIGHTS, RESUB PART OF LOT 51 | A request for final plat approval to create one lot on property located at 311 Gatewood Avenue, approximately 780 feet west of Lischey Avenue, zoned RS5 (0.18 acres), requested by Dale & Associates, applicant; D224, LLC, owner. | 05 (Scott Davis) |
| 10/31/2014 12:44 | 3/2/2015 | RECOM APPR | 2015S-001-001 | CARRINGTON PLACE, PH 3, SEC 1 | A request for final plat approval to create 18 clustered lots and dedicate right-of-way on a portion of property located at 4412 Eatons Creek Road, at the current terminus of Carrington Place, zoned RS15 (5.24 acres), requested by H & H Land Surveying, Inc., applicant; Corey and Lloyd Craig and Randall Smith, owners. | 01 (Lonnell Matthews, Jr.) |
| 7/31/2014 9:23 | 3/9/2015 | RECOM APPR | 2014S-174-001 | LIONSTONE MUSIC CIRCLE, REVISION LOT 1 | A request for final plat approval to abandon previously recorded easements within the Music Row Urban Design Overlay District and the Arts Center Redevelopment District on property located at 1515 Demonbreun Street, at the intersection of Demonbreun Street and Division Street, zoned CF (1.53 acres), requested by Littlejohn Engineering Associates, Inc., applicant; Demonbreun Street Apartment Investors, LLC, owner. | 19 (Erica S. Gilmore) |
| 12/16/2014 11:19 | 3/12/2015 | RECOM APPR | 2015S-016-001 | HOLMAN HEIGHTS, RESUB PART OF BLOCK E | A request for final plat approval to create two lots on property located at 505 Lovell Street, approximately 150 feet north of Maxon Avenue, zoned R8 (0.45 acres), requested by Doyle Elkins, applicant; Lovell Properties, LLC, owner. | 20 (Buddy Baker) |
| 2/26/2015 8:57 | 3/19/2015 | RECOM APPR | 2015S-042-001 | VICTORIA PLACE, RESUB LOTS 162 & 163 | A request for final plat approval to shift lot lines on properties located at 3000 and 3002 Belmont Boulevard, at the southeast corner of Belmont Boulevard and Ferguson Avenue, zoned R8 (0.4 acres), within the Belmont-Hillsboro Neighborhood Conservation Overlay, requested by Donlon Land Surveying, LLC, applicant; Thomas Troy Verges and Stephen J. and Renae G. Hammond, owners. | 18 (Burkley Allen) |
| 2/12/2015 9:17 | 3/31/2015 | RECOM APPR | 2015S-037-001 | PLAN OF WEST NASHVILLE | A request for final plat approval to create one lot on a portion of property located at 5300 Indiana Avenue, approximately 457 feet east of Marrow Road, zoned R6 (0.172 acres), requested by Dale & Associates, applicant; Chimera, LLC owner. | 20 (Buddy Baker) |

SUBDIVISIONS: Administrative Approval (cont.)

| | | | | | | |
|---------------------|-----------|------------|---------------|---|--|--------------------------|
| 11/26/2014 13:34 | 4/20/2015 | RECOM APPR | 2015S-011-001 | BANBURY CROSSING, RESUB LOTS 64 & 65 | A request for final plat approval to shift lot lines between properties located at 9420 and 9424 Old Smyrna Road, approximately 160 feet west of Banbury Crossing, zoned R40 and located within a Residential Planned Unit Development Overlay (3.99 acres), requested by Crawford & Cummings, P.C., applicant; Mary Lynn Hewlett and Sheril A. Ray, Trustee, owners. | 04 (Brady Banks) |
| 8/13/2014 14:27 | 4/21/2015 | RECOM APPR | 2014S-184-001 | DUGGER HEIGHTS, RESUB LOT 35, SEC 2 | A request for final plat approval to create two lots on property located at 1414 Dugger Drive, at the northwest corner of Dugger Drive and Rosecliff Drive, zoned R10 (0.86 acres), requested by Clint Elliott, applicant; David and Lucretia Albert, owners. | 07 (Anthony Davis) |
| 6/12/2014 14:33 | 4/24/2015 | RECOM APPR | 2014S-156-001 | VILLAGES OF RIVERWOOD, SEC 1, PH 6A | A request for final plat approval to create four lots on a portion of property located at Hoggett Ford Road (unnumbered), opposite Whitebirch Drive, zoned RM9 (0.60 acres), requested by Ragan-Smith Associates, applicant; Beazer Homes Corp, owner. | 14 (James Bruce Stanley) |
| 4/2/2015 9:34 | 5/11/2015 | RECOM APPR | 2014S-084-002 | 300 TILLMAN, 1ST REVISION | A request for to modify previously recorded easements on three existing lots on property located at 300 Tillman Lane, at the southeast corner of Tillman Lane and Skyview Drive, zoned R6 (0.57 acres), requested by Dale & Associates, applicant; BJ Investments, LLC, owner. | 06 (Peter Westerholm) |
| 11/12/2014 8:29 | 5/13/2015 | RECOM APPR | 2015S-004-001 | BURKITT PLACE, PH 2D, SEC 4 | A request for final plat approval to create eight lots and open space and to dedicate right-of-way within the Burkitt Place Planned Unit Development Overlay District on a portion of property located at Macauley Lane (unnumbered), west of the intersection of Westcott Lane and Macauley Lane, zoned RS10 (1.93 Acres), requested by Crawford and Cummings, P.C., applicant; NW Burkitt, LLC, owner. | 31 (Fabian Bedne) |
| 3/10/2015 10:02 | 5/15/2015 | RECOM APPR | 2015S-043-001 | Resub. Lots 1201 & 1203, BLK 178, Plan of West Nashville 1 | A request for final plat approval to create one lot on property located at 5300 Illinois Avenue, zoned R6 (0.17 acres), requested by Brown Land Surveying, LLC, applicant for Adams, H.B. et ux., owner. | 20 (Buddy Baker) |
| 3/26/2015 15:50 | 6/4/2015 | RECOM APPR | 2015S-051-001 | TRINITY HEIGHTS ADDITION, RESUB LOTS 63 & 64 | A request for final plat approval to create two lots on property located at 303 Gatewood Avenue, approximately 145 feet east of Meridian Street, zoned RS5 (0.36 acres), requested by Clint T. Elliott, applicant, Elizabeth B. Bennett, owner. | 05 (Scott Davis) |

SUBDIVISIONS: Administrative Approval (cont.)

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| 5/11/2015 12:41 | 6/29/2015 | RECOM APPR | 2015S-079-001 | CAMPBELL M. CARTER PROPERTY, LOT 1 | A request for final plat approval to create one lot on property located at 3391 Earhart Road, approximately 1,200 feet north of Hessey Road, zoned RS15 (3.1 acres), requested by Ragan-Smith & Associates., applicant; Campbell M. Carter, owner. | 12 (Steve Glover) |
| 6/11/2014 14:27 | 7/20/2015 | RECOM APPR | 2014S-146-001 | 14TH AND SHELBY WEST | A request for final plat approval to create two lots on property located at Shelby Avenue (unnumbered), approximately 200 feet east of South 14th Street, zoned R6 (0.43 acres), requested by Dale & Associates, applicant; Jeff Flowers, owner. | 06 (Peter Westerholm) |
| 6/11/2014 14:29 | 7/20/2015 | RECOM APPR | 2014S-147-001 | 14TH AND SHELBY EAST | A request for final plat approval to create two lots on property located at Shelby Avenue (unnumbered), approximately 175 feet west of South 16th Street, zoned R6 (0.33 acres), requested by Dale & Associates, applicant; Jeff Flowers, owner. | 06 (Peter Westerholm) |
| 4/7/2015 15:38 | 7/27/2015 | RECOM APPR | 2015S-061-001 | HILL CENTER GREEN HILLS CONSOLIDATION PLAT | A request for final plat approval to create one lot on properties located at 4015 Hillsboro Pike, 2229 Bandywood Drive, and 4010 Hillsboro Circle, approximately 545 feet south of Abbott Martin Road, zoned SCR (9.69 acres), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; H.G. Hill Realty Company, LLC, owner. | 25 (Sean McGuire) |
| 6/4/2015 11:25 | 7/29/2015 | RECOM APPR | 2014S-002-003 | CULBERTSON VIEW, PHASE 1 | A request for final plat approval to create 19 cluster lots on property Tapoco Lane (unnumbered), approximately 2,000 feet east of Nolensville Pike, zoned RS10 and partially located within the Floodplain Overlay District (3.7 acres), requested by SAF Properties, owner; Anderson, Delk, Epps & Associates, Inc., applicant. | 31 (Fabian Bedne) |
| 4/1/2015 12:55 | 7/29/2015 | RECOM APPR | 2015S-052-001 | URBAN DWELL HOMES PROPERTY | A request for final plat approval to create two lots on property located at 1123 Greenland Avenue, approximately 945 feet east of Gallatin Pike, zoned RS10 (0.79 acres), requested by Beau Agee, applicant, Urban Dwell Homes, owner. | 07 (Anthony Davis) |
| 4/30/2014 14:29 | 8/3/2015 | RECOM APPR | 2014S-102-001 | PORTER ROAD | A request for final plat approval to create two lots and dedicate right-of-way within the Porter Road Specific Plan District on properties located at 1505 and 1507 Porter Road and 1516 and 1528 C Riverside Drive, approximately 200 feet south of Cahal Avenue (2.4 acres), zoned SP, requested by Dale & Associates, applicant; Patane Hamilton Trust, Ashley Samuel Land Trust and Russell Jenkins, owners. | 07 (Anthony Davis) |

SUBDIVISIONS: Administrative Approval (cont.)

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| 4/2/2015 11:09 | 8/11/2015 | RECOM APPR | 2015S-057-001 | FOUNTAINS AT GERMANTOWN CONSOLIDATION PLAT | A request for final plat approval to create one lot on properties located at 1408 and 1410 4th Avenue North, 1401 and 1403 3rd Avenue North, and 302 Taylor Street, at the southwest corner of Van Buren Street and 3rd Avenue North, zoned SP (2.41 acres), requested by Crawford & Cummings, PC, applicant; Fountains Germantown Holdings, LLC, owner. | 19 (Erica S. Gilmore) |
| 2/2/2015 10:54 | 8/13/2015 | RECOM APPR | 2015S-033-001 | VOCE, PHASE 2A | A request for final plat approval to create six lots and open space within the Voce Specific Plan District on a portion of property located at 5570 Granny White Pike, approximately 300 feet north of Oman Drive, zoned SP (8.92 acres), requested by Crawford & Cummings, applicant; Voce Development Company, LLC, owner. | 34 (Carter Todd) |
| 4/16/2015 12:49 | 8/28/2015 | RECOM APPR | 2014S-045-002 | ONEC1TY NASHVILLE, RESUB. LOTS 1 - 5 | A request for final plat approval to create six lots on properties located at 1 City Avenue, 5 & 6 City Boulevard, 7 City Place, Charlotte Avenue (unnumbered), 28th Avenue N (unnumbered), approximately 530 feet west of 28th Avenue N, zoned SP (16.79 acres), requested by Crawford & Cummings, P.C., applicant; Nashcam, L.P., owner. | 21 (Edith Taylor Langster) |
| 9/2/2015 12:40 | 11/11/2015 | APADMIN | 2015S-145-001 | CHAS U GOGGINS FIRST ADDITION, RESUB LOT 1 | A request for final plat approval to shift lot lines between properties located at 1608 and 1610 Northview Avenue, approximately 230 feet north of Cahal Avenue, zoned R6 (0.45 acres), requested by James Terry & Associates, applicant; Northview Pines, LLC, owner. | 07 (Anthony Davis) |
| 10/1/2015 8:38 | 11/11/2015 | APADMIN | 2015S-159A- 001 | BURLINGTON LOT 16 | A request to amend a setback from 20 feet to 10 feet for property located at 411 Charlesgate court, 80 feet north of Charlesgate Place, zoned R20 and in a Planned Unit Development (0.15 acres), requested by The Porch Company, Inc., applicant; Eve Elias and Cliff Rufkahr, owners. | 25 (Russ Pulley) |
| 8/3/2015 13:45 | 11/17/2015 | APADMIN | 2015S-125-001 | PAULO PRODUCTS CONSOLIDATION PLAT | A request for final plat approval to create one lot on properties located at 3206 and 3300 Ambrose Avenue, at the terminus of Ambrose Avenue, zoned IR (2.56 acres), requested by Crawford & Cummings, PC, applicant; Paulo Products Company, owner. | 05 (Scott Davis) |
| 10/27/2015 10:53 | 11/17/2015 | APADMIN | 2015S-168A- 001 | CHRISTOPHER & MICHELLE CLUCK SUBDIVISION, AMENDMENT | A request to amend a previously recorded plat to modify the septic field location for property located at 7500 Harper Road, approximately 1,700 feet south of Baxter Road (5.05 acres), zoned AR2A, requested by Kenneth and Deborah Wilson, applicant and owner. | 01 (Loniel Greene, Jr.) |

SUBDIVISIONS: Administrative Approval (cont.)

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| 10/29/2015 10:49 | 11/17/2015 | APADMIN | 2015S-176-001 | TUNE SUBDIVISION, REVISION ONE, LOT ONE | A request for final plat approval to create one lot on property located at 824 Battle Road and on a portion of property located at Battle Road (unnumbered), approximately 295 feet east of Battle Ridge Lane, zoned AR2a (3.0 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; Paul H. Tune, owner. | 31 (Fabian Bedne) |
| 7/23/2015 13:26 | 11/17/2015 | APADMIN | 2015S-121-001 | NASHVILLE REALTY SUBDIVISION, RESUB LOT 3 | A request for final plat approval to create two lots on property located at 703 Murfreesboro Pike, approximately 200 feet west of Arlington Avenue, zoned IR (17.62 acres), requested by Gresham Smith & Partners, applicant; Best One Nashville Realty Partnership, owner. | 17 (Colby Sledge) |
| 9/9/2015 11:09 | 11/20/2015 | APADMIN | 2015S-146-001 | 3500 WOODMONT LLC SUBDIVISION | A request for final plat approval to create two lots on property located at 3500 Woodmont Boulevard, approximately 700 east of Bowling Avenue, zoned RS40 (2.31 acres), requested by Campbell, McRae & Associates, Surveying, Inc., applicant; 3500 Woodmont, LLC, owner. | 25 (Russ Pulley) |
| 6/10/2015 15:25 | 11/23/2015 | APADMIN | 2015S-093-001 | KENNEDY AND GRAVES, RESUB LOTS 1 AND 2 | A request for final plat approval to shift lot lines on properties located at 1308 and 1310 McAlpine Avenue, approximately 245 feet east of Kennedy Avenue, zoned RS10 (0.98 acres), requested by Brackman Land Surveying, applicant; Geoffrey Woodman, owner. | 07 (Anthony Davis) |
| 7/30/2015 11:20 | 11/24/2015 | RECOM APPR | 2015S-124-001 | BRENTWOOD COMMONS, MINOR PLAT REVISION 2 OF LOT 1 | A request for final plat approval to create one lot on property located at 750 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and Brentwood Commons Way, zoned OL (14.18 acres), requested by Harrah & Associates, applicant; Gateway Poplar, Inc., owner. | 04 (Robert Swope) |
| 4/2/2015 9:48 | 11/24/2015 | APADMIN | 2015S-056-001 | THE FLATS AT WALDEN GROVE | A request for final plat approval to shift lot lines and consolidate parcels into four lots on properties located at 66, 70, 72, 74, 76, 78, 80, 82, 84, 86, and 88 Nance Lane and 65, 67, 69, 71, 73, 75, 77, and 79 Parris Avenue, approximately 440 feet south of Murfreesboro Pike, zoned CS and ORI-A (1.38 acres), requested by Littlejohn Engineering Associates, applicant; Trevecca Nazarene University, owner. | 17 (Colby Sledge) |
| 9/14/2015 10:44 | 11/24/2015 | APADMIN | 2015S-149-001 | HERMITAGE MARKET PLACE 1ST REVISION, RESUB LOT 9 | A request for final plat approval to create two lots on property located at 5010 Old Hickory Boulevard, opposite Juarez Drive, zoned SCR (13.93 acres), requested by Gresham Smith & Partners, applicant; Tri-Star Services, LLC, owner. | 11 (Larry Hagar) |

Performance Bonds: Administrative Approvals

| Date Approved | Administrative Action | Bond # | Project Name |
|---------------|-----------------------|---------------|--|
| 11/10/15 | Approved New | 2015B-045-001 | BURKITT SPRINGS, PHASE 4A |
| 11/13/15 | Approved New | 2015B-046-001 | THE FLATS AT WALDEN GROVE |
| 11/11/15 | Approved Extension | 2008B-005-010 | VILLAGES OF RIVERWOOD, PHASE 1, SECTION 1 |
| 11/10/15 | Approved New | 2015B-050-001 | HAYWOOD ACRES RESUB. OF LOT 159 |
| 11/12/15 | Approved Extension | 2014B-018-002 | BURKITT PLACE, PHASE 2K, SECTION 2 |
| 11/12/15 | Approved Extension | 2014B-017-002 | BURKITT PLACE, PHASE 2K, SECTION 3 |
| 11/30/15 | Approved New | 2015B-039-002 | FAWN CROSSING, SECTION 4 |
| 11/30/15 | Approved New | 2015B-040-002 | FAWN CROSSING, SECTION 5 |
| 11/24/15 | Approved Extension | 2009B-011-009 | JORDAN RIDGE AT EATON'S CREEK, PHASE 9 |
| 11/30/15 | Approved Extension | 2013B-004-004 | VILLAGES OF RIVERWOOD, PHASE 4A, SECTION 1 |
| 11/30/15 | Released | 2013B-008-003 | BURKITT VILLAGE, PHASE 1, SECTION 1 |

Schedule

- A. **Thursday, December 10, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, January 14, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, January 28, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, February 11, 2016** - [MPC Meeting](#); 4pm, Metro Southeast, 1417 Murfreesboro Pike, Green Hills Auditorium
- E. **Thursday, February 25, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, March 10, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, March 24, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, April 14, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, April 28, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Thursday, May 12, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Thursday, May 26, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center