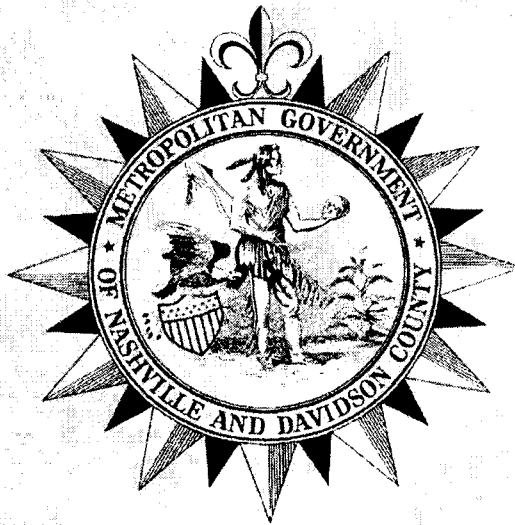


Metropolitan Planning Commission



Staff Reports

April 24, 2012

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

RECOMMENDATIONS TO METRO COUNCIL

- **Text Amendment**
- **Specific Plans (4 Year Review)**
- **Zone Changes**
- **PUD**
- **Neighborhood Conservation Overlay**

NO SKETCH



Project No.	Text Amendment 2011Z-002TX-002
Project Name	Downtown Code Signage Compliance
Council District	19 – Gilmore
School Districts	5 – Porter
Requested by	Metropolitan Planning Department
Staff Reviewer	Priest
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Amend the dates associated with signage compliance within the Downtown Code.

Text Amendment

A request to amend the Metro Zoning Code, Section 17.37 (Downtown Code) by amending on page 15 under the Signage Compliance deadline the phrase “June 30, 2012. On July 1, 2012” to “June 30, 2013. On July 1, 2013”.

PURPOSE

This text amendment revises the date that Downtown Code (DTC) Sign Standards will apply to all property within the DTC zoning district.

The existing regulations stipulate all properties within the DTC district boundary that were not zoned CC prior to the adoption of the DTC shall be regulated by the sign standards of the CF (Core Frame) zoning district until June 30, 2012. Then, on July 1, 2012, the sign standards of the DTC zoning district shall apply to all properties zone DTC.

The amendment will revise the date that the current standards expire from June 30, 2012 to June 30, 2013, and the date that the new standards are effective from July 1, 2012 to July 1, 2013.

BACKGROUND

During the process of adopting the Downtown Code in late 2009 and early 2010, stakeholders asked that signage regulations be removed from the proposed DTC standards and studied separately. Many stakeholders felt the sign standards proposed for all of the DTC area, those of the former CC district, were too limiting given the diversity of development types within the Downtown area. Planning staff agreed, and as a compromise, the DTC was written so that the new sign regulations would not take effect for 18 months to allow for a study of signage in the Downtown area. The intent of this study was to generate new sign standards, appropriately calibrated to the diversity of Downtown, that would be written and amended into the Zoning Code.

ANALYSIS

The Metropolitan Planning Commission hired a consulting group to conduct a study of the existing signage and signage regulations in Downtown Nashville. The consultants produced a comprehensive sign code for implementation in the Downtown Code (DTC) district with the intent that these new standards would be amended into the Zoning Code in place of the existing standards. Although there was much community involvement through the process and the consultants revised the draft based on input received from stakeholders, there has not been community consensus on the new standards.



Metro Planning Commission Meeting of 04/24/2012

The proposed amendment will extend the deadline for twelve months to June 30, 2013. The new standards would apply on July 01, 2013. The twelve month extension should give the community time to reach consensus on new sign regulations to be adopted by the Metro Council.

STAFF RECOMMENDATION

Staff recommends approval.

SEE NEXT PAGE



2006SP-112G-12

CONCORD PLACE (4-YEAR REVIEW)

Map 181-11-0-B, Parcel(s) 065-070, 074-129, 131-133, 900, 901, 903-907

Map 181-11-0-C, Parcel(s) 001-031, 033-050, 052-055, 057-064, 900

Southeast

31 - Fabian Bedne



Project No.	SP District Review 2006SP-112G-12
Project Name	Concord Place
Council District	31 – Bedne
School District	2 – Brannon
Requested by	Metro Planning Department
Staff Reviewer	Sexton
Staff Recommendation	<i>Find the SP District complete</i>

APPLICANT REQUEST

Four year SP review to determine activity.

SP Review

The periodic review of an approved Specific Plan – Mixed Residential (MR) district known as "Concord Place", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for various properties located along Autumn Crossing Way, Carissa Drive, Coralberry Drive, Greylock Road, Lacebark Drive, Little Gem Drive and Rossi Road (28.99 acres), approved for 69 single-family lots and 64 multifamily units via Council Bill BL2006-1285 adopted on January 16, 2007, and amended via Council Bill 2007-110 adopted on March 18, 18, 2008.

Zoning Code Requirement

Section 17.40.106.I of the Zoning Code requires that a SP district be reviewed four years from the date of Council approval and every four years after until the development has been deemed complete by the Planning Commission.

Each development within a SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary at this time. If the review determines that the project is inactive then the Planning Commission is to determine if its continuation as an SP District is appropriate.

DETAILS OF THE SP DISTRICT

The SP was approved for 61 single-family lots and 64 multi-family units. Staff visited the site in March 2012. The SP is completely built out. The streets and all other infrastructure are in place.

STAFF RECOMMENDATION

Staff recommends that the Concord Place SP be found to be complete.

SEE NEXT PAGE



2007SP-176U-11
SOUTHCREST CLINIC (4-YEAR REVIEW)
 Map 119-10, Parcel(s) 093
 South Nashville
 16 - Tony Tenpenny



Project No.	SP District Review 2007SP-176U-11
Project Name	Southcrest Clinic
Council District	16 – Tenpenny
School District	7 – Kindall
Requested by	Metro Planning Department
Staff Reviewer	Sexton
Staff Recommendation	<i>Find the SP district inactive and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.</i>

APPLICANT REQUEST

Four year SP review to determine activity

SP Review

The periodic review of an approved Specific Plan – Office (O) district known as "Southcrest Clinic", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 90 Thompson Lane (0.37 acres), approved for construction of a medical office building via Council Bill BL2008-144 adopted on March 18, 2008.

Zoning Code Requirement

Section 17.40.106.I of the Zoning Code requires that a SP district be reviewed four years from the date of Council approval and every four years after until the development has been deemed complete by the Planning Commission.

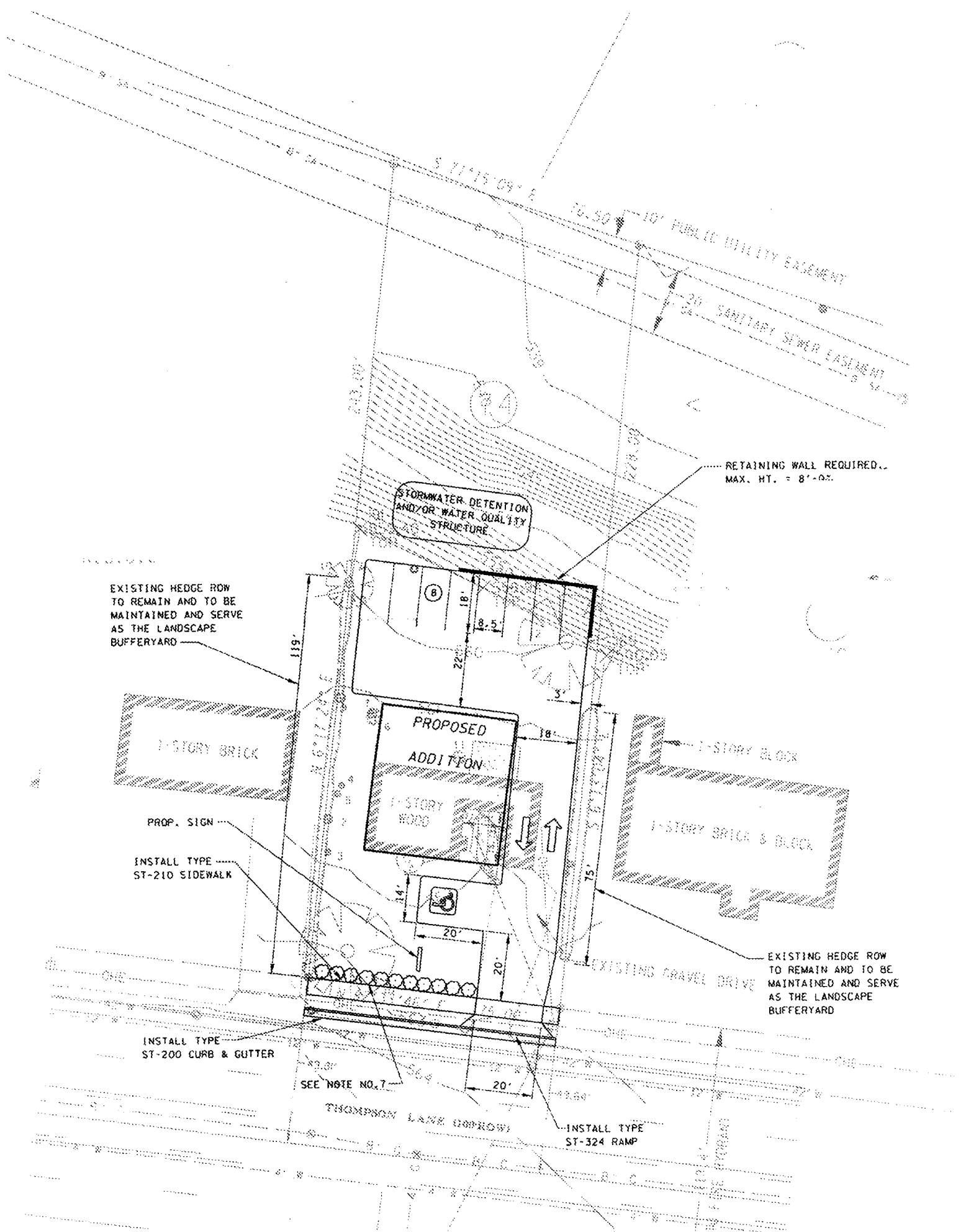
Each development within a SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary at this time. If the review determines that the project is inactive then the Planning Commission is to determine if its continuation as an SP District is appropriate.

DETAILS OF THE SP DISTRICT

The SP was approved to convert an existing residence to a medical office. It is the applicant's intention to retrofit the existing residence unless the cost is the same or greater than the construction of a new building. If the cost is the same or greater, then the applicant may opt to construct a new building. Both the retrofitted existing building and a new building would be required to comply with the requirements of the approved SP district.

SPECIFIC PLAN REVIEW

Staff conducted a site visit in March 2012. The building on the property had not been converted to a medical office. A letter was sent to the property owner of record requesting details that could demonstrate that the SP was active. The owner did not respond to the letter. As no documentation of activity was submitted, the staff preliminary assessment of inactivity remains in place.



S 71°15'09" E

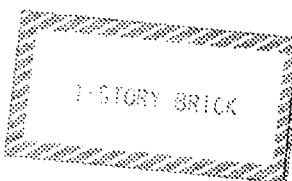
10' PUBLIC UTILITY EASEMENT

30' SANITARY SEWER EASEMENT

STORMWATER DETENTION AND/OR WATER QUALITY STRUCTURE

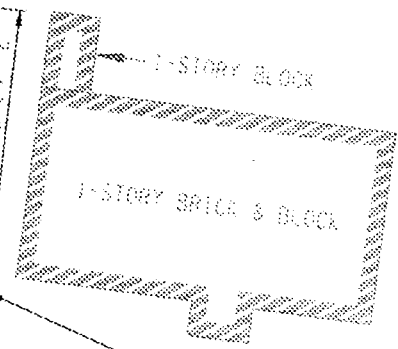
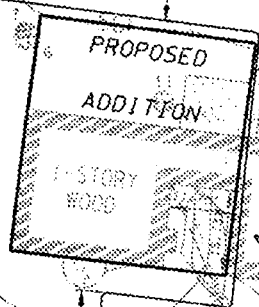
RETAINING WALL REQUIRED. MAX. HT. = 8'-0".

EXISTING HEDGE ROW TO REMAIN AND TO BE MAINTAINED AND SERVE AS THE LANDSCAPE BUFFERYARD



PROP. SIGN

INSTALL TYPE ST-210 SIDEWALK



EXISTING HEDGE ROW TO REMAIN AND TO BE MAINTAINED AND SERVE AS THE LANDSCAPE BUFFERYARD

EXISTING GRAVEL DRIVE

INSTALL TYPE ST-200 CURB & GUTTER

SEE NOTE NO. 7

THOMPSON LAKE (DOWNS)

INSTALL TYPE ST-324 RAMP



Metro Planning Commission Meeting of 04/24/2012

FINDING OF INACTIVITY

When the assessment of an SP is that it is inactive, staff is required to prepare a report for the Planning Commission with recommendations for Council action including:

1. An analysis of the SP district's consistency with the General Plan and compatibility with the existing character of the community and whether the SP should remain on the property, or
2. Whether any amendments to the approved SP district are necessary, or
3. To what other type of district the property should be rezoned.

If the Planning Commission agrees with the staff assessment, staff will prepare a written report of the Commission's determination to Council with a recommendation on the following:

1. The appropriateness of the continued implementation of the development plan or phase(s) as adopted, based on current conditions and circumstances; and
2. Any recommendation to amend the development plan or individual phase(s) to properly reflect existing conditions and circumstances, and the appropriate base zoning classification(s) should the SP district be removed, in whole or in part, from the property.

Permits on Hold

Section 17.40.106.I.1 of the Zoning Code requires that once the review of an SP with a preliminary assessment of inactivity is initiated, no new permits, grading or building, are to be issued during the course of the review. For purposes of satisfying this requirement, a hold shall be placed on all properties within the SP on the date the staff recommendation is mailed to the Planning Commission so that no new permits will be issued during the review.

ANALYSIS

Consistency with the General Plan

The SP is consistent with the Special Policy Area #3 of the South Nashville Community Plan, which recommends residential, community services, and offices uses within the Neighborhood General Policy. The SP was approved for a medical office use.

Amendments/Rezoning

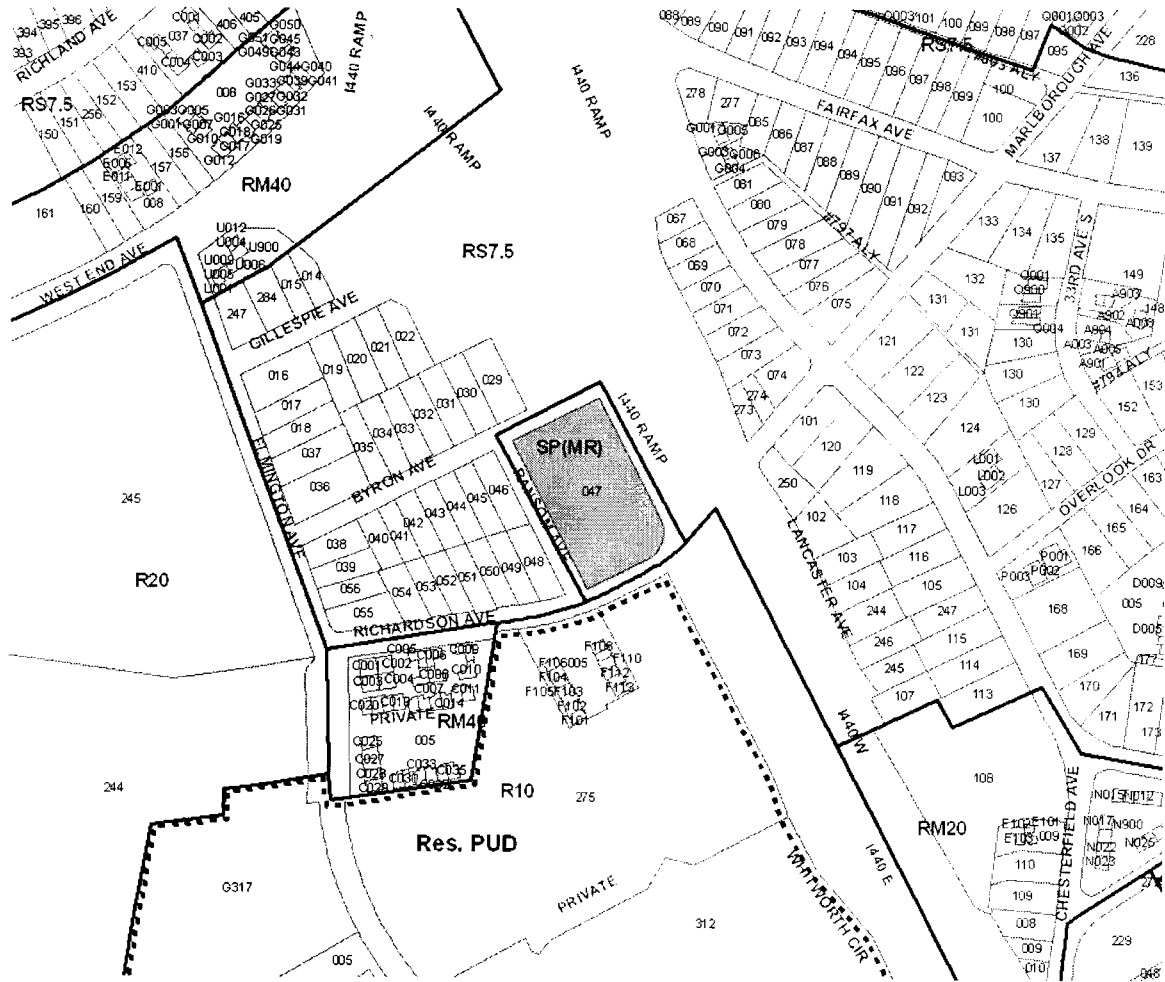
As the SP is consistent with the special policy South Nashville Community Plan, the SP remains appropriate for the site and area. There are no amendments to the plan proposed and no new zoning district is proposed for the property.

Recommendation to Council

If the Planning Commission agrees with the staff assessment, staff will prepare a written report of the Commission's determination to Council to continue the implementation of the development plan as adopted and that no rezoning is required on this property.

STAFF RECOMMENDATION

Staff recommends that the Southcrest Clinic SP be found to be inactive and that the Planning Commission direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.



2008SP-007U-10
RANSOM SCHOOL (4-YEAR REVIEW)
 Map 104-10, Parcel(s) 047
 Green Hills - Midtown
 18 - Burkley Allen



Project Number SP District Review 2008SP-007U-10
Project Name Ransom School SP
Council District 18 – Allen
School District 8 – Hayes
Requested by Metro Planning Department

Staff Reviewer Bernards
Staff Recommendation Find the SP District active

APPLICANT REQUEST

Four year SP review to determine activity

SP Review

The periodic review of an approved Specific Plan – Mixed Residential (MR) district known as "Ransom School", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at 3501 Byron Avenue and within the Elmington Place Neighborhood Conservation Overlay and the I-440 Impact Overlay (1.99 acres), approved for the conversion of the former Ransom Elementary School building and site into a residential development not to exceed 11 dwelling units via Council Bill BL2008-149 adopted on March 18, 2008.

Zoning Code Requirement

Section 17.40.106.I of the Zoning Code requires the review of each SP District four years from the date of Council approval and every four years after until the development has been deemed complete by the Planning Commission.

Development within each SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary at this time. If the review determines that the project is inactive then the Planning Commission is to determine if its continuation as an SP district is appropriate.

DETAILS OF THE SP DISTRICT

The Ransom School SP was approved to allow for the conversion of the former Ransom Elementary School building into 11 residential units or, if the building could not be reused, to permit 11 single-family residential units. Staff visited the site in March 2012. The former school was in the process of being demolished as it was determined that the conversion of the school, or portions of the school, to residential uses was not economically viable.

In addition to the work on site, the property owner has developed site plans and elevations in order to submit a final site plan for this SP. The preliminary SP was regulatory in nature, and the final site plan will require Planning Commission approval.

STAFF RECOMMENDATION

Staff recommends that the Ransom School SP be found to be active.



2012Z-004PR-002
 200, 202, 204 & 206 OCEOLA AVENUE
 Map 103-02, Parcel(s) 032-035
 West Nashville
 20 - Buddy Baker



Project No.	Zone Change 2012Z-004PR-002
Council Bill No.	BL2012-143
Council District	20 – Baker
School District	9 – Simmons
Requested by	DHJ Associates, Paul and Michele Somers, and Somers Properties LLC, owners
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve and direct staff to initiate a policy amendment; disapprove without policy amendment</i>

APPLICANT REQUEST

Rezone from residential to office

Zone Change

A request to rezone from One and Two Family Residential (R6) to Office Limited (OL) district properties located at 200, 202, 204 and 206 Ocoola Avenue, at the northeast corner of Ocoola Avenue and Burgess Avenue (0.91 acres).

Existing Zoning

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% duplex lots.

Proposed Zoning

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

HISTORY and UPDATE

A zone change (2012SP-004PR-001) for the subject properties was heard at the February 23, 2012, Planning Commission meeting. The request was for Commercial Service (CS). Staff recommended disapproval, and the Planning Commission recommended that Council disapprove the request. The associated Council Bill, BL2012-104, was deferred indefinitely and a new bill (BL2012-125) was filed for Mixed Use Limited (MUL). The bill for MUL was passed on first reading and referred back to the Planning Commission; however, it was subsequently withdrawn. A new bill (BL2012-143) has now been filed for OL and is reflected in this report and recommendation.

CRITICAL PLANNING GOALS

N/A

WEST NASHVILLE COMMUNITY PLAN

Suburban Neighborhood Evolving (T3 NE) policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.



Metro Planning Commission Meeting of 04/24/2012

Consistent with Policy?

No. The Suburban Neighborhood Evolving policy is a residential policy. The proposed OL zoning district permits moderately intense office development and is not consistent with the residential policy. While the policy does not support the proposed zoning district, the properties location would make it suitable for transitional uses such as the uses permitted by the OL zoning district. The subject properties are bounded on two sides (north and east) by commercial uses and mixed-use policies. The remaining sides of the site are mostly policed for residential. The mixed-use policy along White Bridge Road permits a variety of intense residential and non-residential uses. The subject properties could be used as a transitional area between the more intense area along White Bridge Road and the residential area along Oceola. Staff could support a special transitional policy for the subject properties. If the Planning Commission directs staff to change the policy from T3-NE to a special transitional policy, then staff could support the proposed OL zoning district. Staff is recommending that if the Commission agrees that a special transitional policy is appropriate, then this zone change to OL can be recommended for approval with direction to staff to initiate a housekeeping policy amendment that would be brought back to the Commission at a later date for approval.

PUBLIC WORKS RECOMMENDATION

- Traffic study may be required at time of development

Typical 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)	0.91	7.71 D	7 L	67	6	8

Typical Uses in Proposed Zoning District: OL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.91	0.117 F	4,637 SF	126	17	17

Traffic changes between typical: R6 and proposed OL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+59	+11	+9

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)	0.91	7.71 D	7 L	67	6	8



Metro Planning Commission Meeting of 04/24/2012

Maximum Uses in Proposed Zoning District: OL

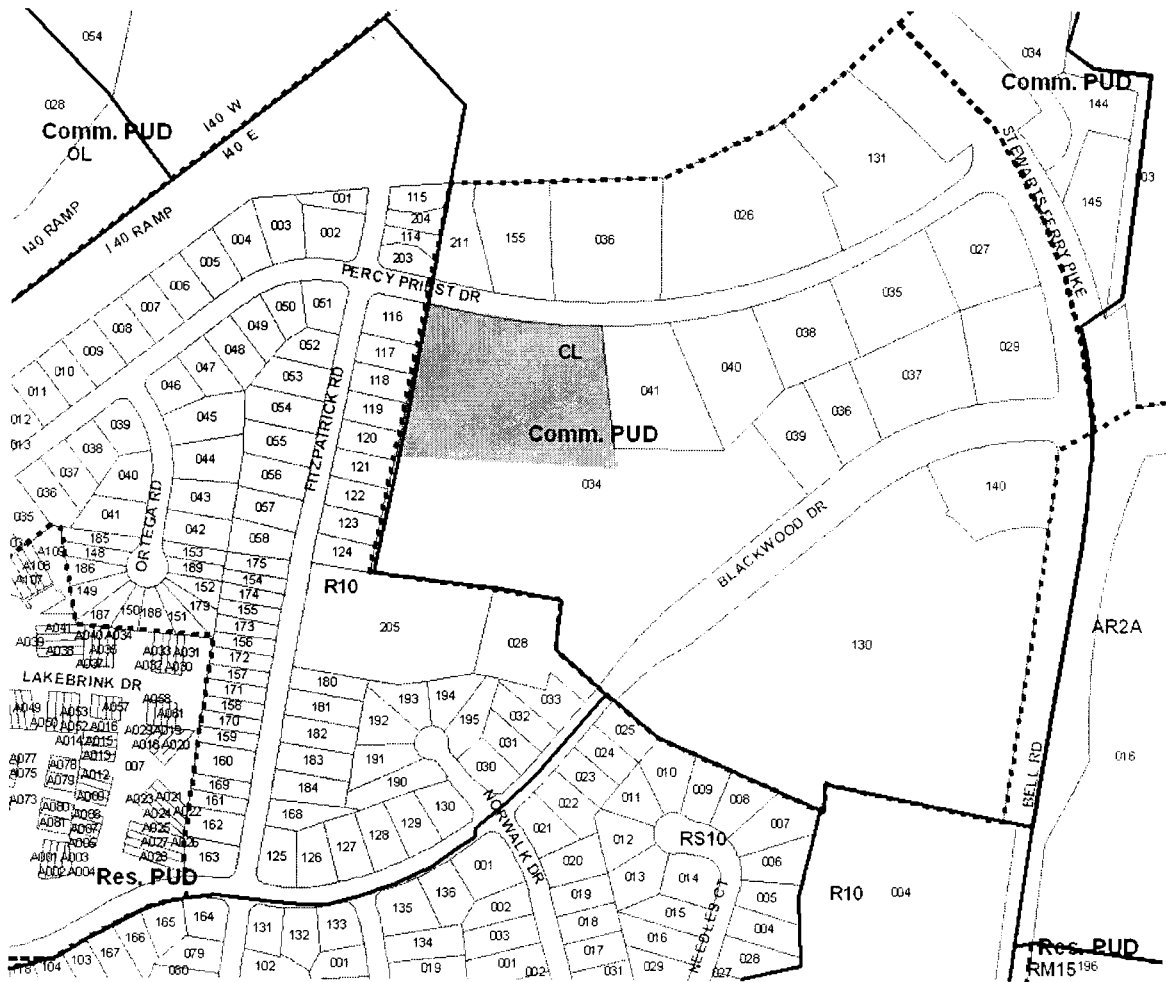
Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office ()	0.91	0.75 F	29,729 SF	525	72	113

Traffic changes between maximum: R6 and proposed OL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+458	+66	+105

STAFF RECOMMENDATION

Staff recommends that the request for OL be approved if the Planning Commission finds that a special transitional policy is appropriate at this location and that the Commission direct staff to amend the existing T3 Neighborhood Evolving policy to a transitional policy that would support the proposed zoning district. If the Planning Commission does not find that a transition policy is appropriate at this location and does not direct staff to amend the policy then staff recommends that the request be disapproved.



155-74P-004
LARCHWOOD (THE BOAT RACK)
2012Z-007PR-001
PERCY PRIEST DRIVE (UNNUMB)
 Map 097-13, Part of Parcel(s) 034
 Donelson - Hermitage
 13 - Josh Stites



Project No.	Zone Change 2012Z-007PR-001
Project Name	Planned Unit Development 155-74P-004
Council District	Larchwood Commercial (The Boat Rack)
School District	13 – Stites
Requested by	4 – Shepherd
	Klober Engineering Services, applicant for MDREA, Inc., owners
Deferrals	The PUD request was originally to cancel the PUD. Both the zoning request and PUD were deferred from the March 8, 2012, Planning Commission agenda at the request of the applicant. Since that time the applicant has amended the request and is now asking that the PUD be amended and not canceled in addition to the zone change.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Disapprove zone change and disapprove PUD Amendment</i>

APPLICANT REQUEST

Rezone property from CL to CS and amend PUD overlay.

Zone Change

A request to rezone from the Commercial Limited (CL) to Commercial Service (CS) district for a portion of property located at Percy Priest Drive (unnumbered), approximately 1,075 feet west of Bell Road (3.6 acres).

PUD Amendment

A request to amend a portion of the Larchwood Commercial Planned Unit Development Overlay District located on a portion of property at Percy Priest Drive (unnumbered), approximately 1,075 feet west of Bell Road (3.6 acres), zoned Commercial-Limited (CL) and proposed for Commercial-Services (CS), to permit the development of a self-storage facility (enclosed boat storage).

Existing Zoning

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses. *While the property is zoned CL it is also within a PUD overlay and development is limited to the approved PUD plan.*

Proposed Zoning

Commercial Service (CL) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses. *The area proposed for CS is currently within a PUD overlay, which the applicant has requested to be amended to permit the self-storage use.*

CRITICAL PLANNING GOALS

N/A



Metro Planning Commission Meeting of 04/24/2012

DONELSON – HERMITAGE COMMUNITY PLAN

Commercial Mixed-Use Concentration (CMC) policy is intended to include Medium High to High density residential, all types of retail trade (except regional shopping malls), highway-oriented commercial services, offices, and research activities and other appropriate uses with these locational characteristics.

Consistent with Policy?

Yes, the proposed CS zoning district and proposed “boat storage facility” (self-storage facility) is considered a commercial use and is supported by the land use policy.

PUD Overlay History

The Larchwood Commercial PUD Overlay District was originally approved by Metro Council in 1974. Since the original approval, the plan has been amended and revised numerous times. A majority of the PUD is developed. This portion of the PUD is part of a larger undeveloped property. The preliminary plan was last approved for a 19,200 SF, a two story motel, and a 15,400 square foot, two-story office building. The westernmost portion of the property, which is directly adjacent to an existing residential area, is approved for the office building.

PLAN DETAILS

The intent of this request is to rezone the property to permit a boat storage facility. Since the property is within a PUD overlay, then the overlay must also be amended. The request is for an approximately 3.6 acre portion of property. The property is undeveloped and consists of mostly level open field with some wooded areas located along the western property line.

Site Plan

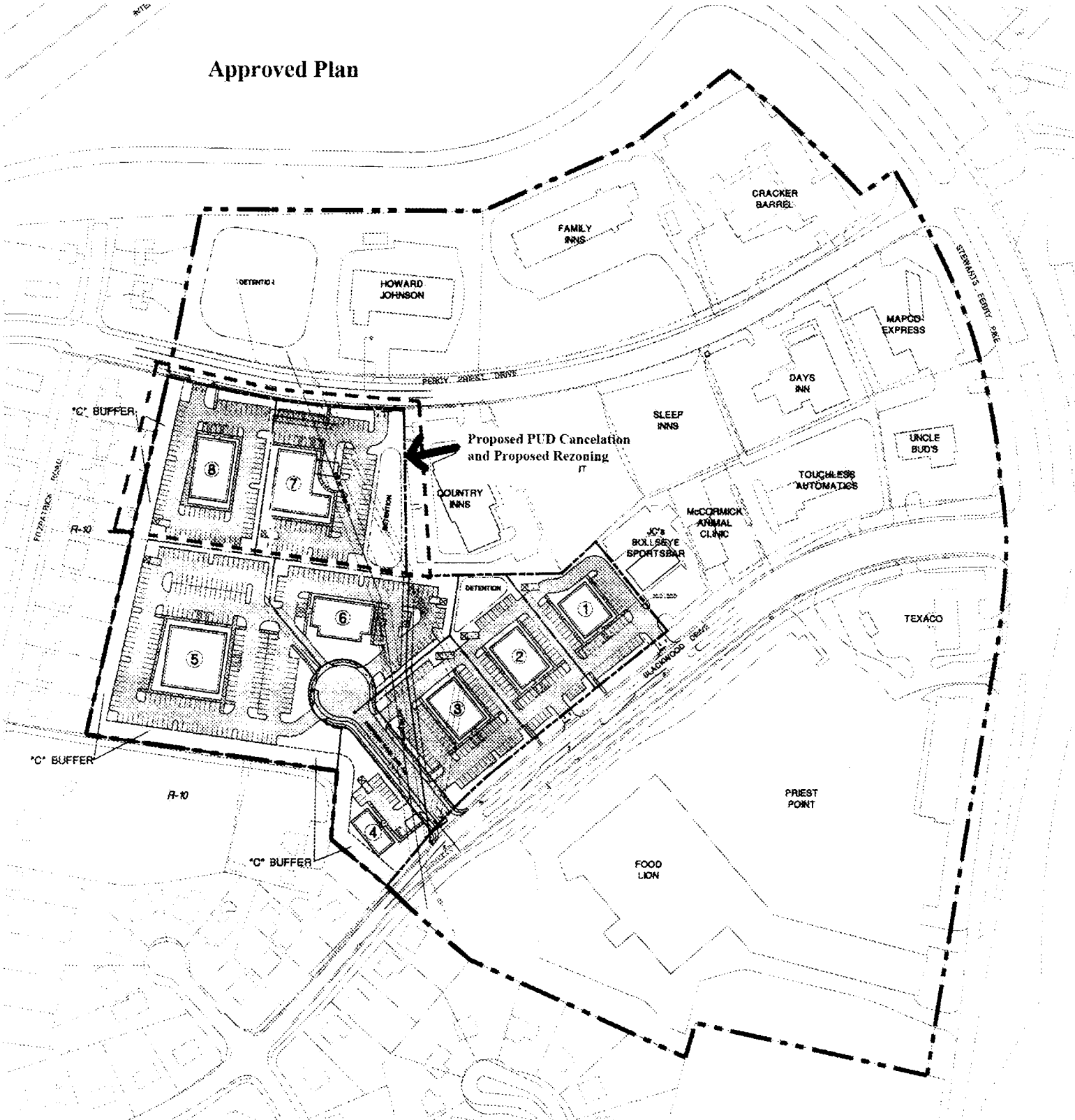
The plan calls for a boat storage facility which is classified as self-storage under the Zoning Code. As proposed, the development will be completed in two phases. The first phase will consist of 48 storage units and the second will consist of 52 storage units for a total of 100 total storage units. Storage units consist of single story buildings.

Access is proposed from Percy Priest Drive and a sidewalk is shown along the properties frontage. A “C” class buffer yard is shown along the western property line adjacent a R10 residential zoning district. In addition to the buffer yard the plan also proposes to leave the existing tree line and vegetation along the western property line.

ANALYSIS

While the uses could be supported by the policy, the proposed use and the nature of the proposed use is not consistent with the concept of the original PUD. The overlay district is intended to provide a comprehensive plan for development. The subject site is part of the remaining piece of property not currently developed within the PUD. The subject site is approved for office uses which are intended to provide a transition from the more commercial area east of the subject area to the residential area immediately adjacent to this site. While the proposed use is not intense and could provide an appropriate transition, the community has anticipated uses that could benefit their neighborhood and are permitted under the current PUD. Permitting this change in use could set a precedent for future changes in the PUD which could move it further away from the original Council approved concept and more importantly from what is currently on the ground.

Approved Plan





Metro Planning Commission Meeting of 04/24/2012

As proposed the plan encroaches into areas shown for parking on the currently approved plan for buildings five and six. This is not an issue, but it is important to note that this could require a revision to the currently approved plan for building five and six. It is also important to note that a revised plan addressing zoning issues was submitted just prior to this report being finalized. The revised plan has not been reviewed by the other departments. The revised plans shows “chip and seal” within areas classified as drive aisles. While the plan identifies areas with “chip and seal” it may not be permitted at final site plan if the zoning administrator does not approve of its use.

Staff recommends that both requests be disapproved. While the proposed CS district and proposed use could be appropriate under the land use policy, the proposed amendment to the PUD is not consistent with the original Council approved concept or the existing build out of the PUD.

STORMWATER RECOMMENDATION

Zone Change Request

- No comments

PUD Request

- Approved

PUBLIC WORKS RECOMMENDATION

Zone Change Request

- Traffic study may be required at time of development

PUD Request

- If sidewalks are required, then they should be shown on the plan per Public Works standards with the required curb and gutter, and be built or bonded prior to issuance of the grading permit.
- Indicate solid waste plan – dumpster and recycling container locations. (Dumpster/ recycling container locations will be required for MPW sign off on building permit.)
- Locate driveway out of restricted truck area on Percy Priest Dr. or request truck restriction modification from Traffic and Parking commission.
- Install pavement markings for 2 exit lanes with a minimum of 100ft of storage with transition per MUTCD standards on Percy Priest Dr at Stewarts Ferry Pk.

Maximum Uses in Existing Zoning District: CL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Veterinarian Clinic (1191)	1.68	-	3,300 SF*	NA	14	16

*Regulated by PUD Overlay

Maximum Uses in Existing Zoning District: CL

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (934)	1.68	-	4,000 SF*	1985	198	136

*Regulated by PUD Overlay



Metro Planning Commission Meeting of 04/24/2012

Maximum Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Boat Storage Facility (151)	3.36	-	100 Spots*	25	2	2

Per proposed PUD Amendment 155-74P-004

Traffic changes between maximum: CL and proposed CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-1960	-210	-150

STAFF RECOMMENDATION

Staff recommends that both requests be disapproved. While the proposed CS district and proposed use could be appropriate under the land use policy the proposed amendment to the PUD is not consistent with the original Council approved concept or the existing build out of the PUD.

CONDITIONS (if approved)

1. The proposed self-storage facility use shall be limited to boat storage as shown on the approved preliminary site plan. Any change in use or type of storage shall be approved by Metro Council.
2. If sidewalks are required, then they should be shown on the plan per Public Works standards with the required curb and gutter, and be built or bonded prior to issuance of the grading permit.
3. Indicate solid waste plan – dumpster and recycling container locations. (Dumpster/ recycling container locations will be required for MPW sign off on building permit.)
4. Locate driveway out of restricted truck area on Percy Priest Dr. or request truck restriction modification from Traffic and Parking commission.
5. Any final site plan shall meet all zoning requirements.
6. Install pavement markings for 2 exit lanes with a minimum of 100ft of storage with transition per MUTCD standards on Percy Priest Dr at Stewarts Ferry Pike. The Metro Traffic Engineer may modify this requirement or remove it if it is determined during the review of the final site plan that it needs to be modified or is not warranted.
7. Any final site plan shall meet all Metro Public Works and Metro Stormwater requirements.
8. There shall be no pole signs allowed, and all ground signs shall be monument type not to exceed five feet in height. Changeable LED, video signs or similar signs allowing automatic changeable messages shall be prohibited. All other signs shall meet the base zoning requirements, and must be approved by the Metro Department of Codes Administration.
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.



Metro Planning Commission Meeting of 04/24/2012

10. 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.

11. 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, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. If a corrected copy of the preliminary PUD 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 PUD plan shall be presented to the Metro Council as an amendment to this PUD ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.



2012Z-010PR-001
 18 FERN AVENUE
 Map 071-14, Parcel(s) 317
 East Nashville
 05 - Scott Davis



Project No.	Zone Change 2012Z-010PR-001
Council District	5 – Scott Davis
School District	5 – Porter
Requested by	LaShaunda Bryant, owner
Staff Reviewer	Johnson
Staff Recommendation	<i>Approve</i>

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) district property located at 18 Fern Avenue, approximately 225 feet east of Whites Creek Pike (0.14 acres).

Existing Zoning

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

Proposed Zoning

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% duplex lots.

CRITICAL PLANNING GOALS

N/A

EAST NASHVILLE COMMUNITY PLAN

General Policy

Neighborhood Urban (NU) is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Detailed Policy

Mixed Housing (MH) is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.

Consistent with Policy?

Yes. The Cleveland Park Detailed Neighborhood Design Plan (DNDP), which includes this site, recommends a variety of housing types within the Mixed Housing detailed policy. Specifically, the DNDP identifies relatively intense zoning districts such as RM40 and RM60 as appropriate zoning districts within this portion of the study area. The proposed R6 zoning district permits duplex development, which would be consistent with the intent of the land use policy within the DNDP.



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PUBLIC WORKS 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)	0.14	7.41 D	1 L	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
Single-Family Residential (210)	0.14	7.71 D	1 L 2 U (Duplex)	20	2	3

Traffic changes between maximum: **RS5** and proposed **R6**

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

SCHOOL BOARD REPORT

Projected student generation 0 Elementary 0 Middle 0 High

Students would attend Shwab Elementary School, Jere Baxter Middle School, or Maplewood High School. None of the schools has been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated October 2011.

STAFF RECOMMENDATION

Staff recommends approval. The proposed zone change is consistent with the Mixed Housing land use policy and its intent to permit a variety of housing types.

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2012Z-009PR-001
CEDAR LANE
 Map 117-03, Parcel(s) 036-039, 041, 051-056, 144
 Map 117-04, Parcel(s) 209-214, 219-222, 311-324
 Green Hills - Midtown
 18 - Burkley Allen



Project No.	Zone Change 2012Z-009PR-001
Council Bill	BL2012-138
Council District	18 – Allen
School District	8 – Hayes
Requested by	Councilmember Burkley Allen for various property owners
Staff Reviewer	Bernards
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Zone change from R8 to RS7.5

Zone Change

A request to rezone from One and Two Family Residential (R8) to Single-Family Residential (RS7.5) zoning for various properties along Cedar Lane (16.97 acres) between I-440 and Hawthorne Place.

Existing Zoning

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% duplex lots.

Proposed Zoning

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.

CRITICAL PLANNING GOALS

N/A

GREEN HILLS/MIDTOWN COMMUNITY PLAN

Residential Low-Medium (RLM) policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Consistent with Policy?

While the permitted density of the proposed RS7.5 zoning exceeds the two to four dwelling units per acre range of the RLM policy, the proposed zoning will be closer to the recommended density of the RLM policy than the current R8 zoning district.

According to Metro land use data, there are five duplex residential uses within the zone change area that would become non-conforming uses under the proposed RS7.5 zoning. According to section 17.40.650 of the Zoning Code, which outlines procedures for continuing non-conforming land uses, these non-conforming uses would be permitted to continue under the proposed zoning.



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PUBLIC WORKS RECOMMENDATION

No exception taken

Because the proposed zoning classification will generate fewer vehicle trips than the current zoning classification, a traffic table was not generated.

METRO SCHOOL BOARD REPORT

Projected student generation

As this request represents a downzoning, no additional students will be generated with this action.

STAFF RECOMMENDATION

Staff recommends approval of the proposed RS7.5 zoning district because its permitted density is more consistent with the RLM policy than the permitted density of the current R8 district.

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Project No.	Zone Change 2012NHC-001-001
Project Name	Belmont-Hillsboro Neighborhood Conservation Overlay District Extension
Council Bill	BL2012-134
Council District	18 – Allen
School District	8 – Hayes
Requested by	Councilmembers Burkley Allen for various property owners
Staff Reviewer	Bernards
Staff Recommendation	<i>Approve if the Historic Zoning Commission recommends approval</i>

APPLICANT REQUEST

Extend the Belmont-Hillsboro NCO to Cedar Lane, Gale Lane and Linden Avenue

Zone Change

A request to apply the provisions of the Belmont-Hillsboro Neighborhood Conservation Overlay District to properties and right-of-way located along Cedar Lane, Gale Lane and Linden Avenue (33.95 acres), zoned One and Two Family Residential (R8), Multi-Family Residential (RM20) and Commercial-Service (CS) and partially requested for Single-Family Residential (RS7.5).

Existing Zoning

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% duplex lots.

RM20 is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre.

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

CRITICAL PLANNING GOALS

Preserves Historic Resources

The preservation of historic resources contributes to a community's identity. Historic buildings are a visual reminder of the community's past. The history of a site may educate the public regarding important historic events or a community's cultural identity. Preserving historic resources is also closely tied to creating sustainable communities. Reusing existing structures conserves resources and also focuses development in areas with existing infrastructure.

GREEN HILLS/MIDTOWN COMMUNITY PLAN

Cedar Lane Policies

Residential Low-Medium (RLM) policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.



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Residential High (RH) policy is intended for new and existing residential development with densities above twenty dwelling units per acre. Any multi-family housing type is generally appropriate to achieve this density. The most common residential type will generally be mid or high-rise structures.

Gale Lane Policy

Neighborhood General (NG) is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy

Linden Avenue Policies

12th Avenue South DNDP

General Policies:

Neighborhood General (NG) is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy

Neighborhood Center (NC) is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize.

Detailed Policies

Single-Family Detached in Neighborhood General (SFD in NG) is intended for single family housing that varies based on the size of the lot. Detached houses are single units on a single lot.

Mixed Housing in Neighborhood General (MH in NG) is intended for single family and multi-family housing that varies on the size of the lot and the placement of the building on the lot. Housing units may be attached or detached, but are not encouraged to be randomly placed. Generally, the character should be compatible to the existing character of the majority of the street.

Mixed-Use in Neighborhood Center (MxU in NC) is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Consistent with Policy?

Yes. The proposed Belmont-Hillsboro Neighborhood Conservation Overlay extension does not change the base zoning. Further, the proposed overlay will serve to preserve the distinctive character of this area.

PROPOSED OVERLAY DISTRICT

Section 17.36.120 of the Metro Zoning Ordinance recognizes Neighborhood Conservation Districts, along with Historic Preservation Districts and Historic Landmarks, as "Historic Districts." These are defined as geographical areas which possess a significant concentration, linkage or continuity of



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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 represent the work of a master, or that possess high artistic values, 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.

The Metro Historic Zoning Commission will review any new construction including additions, demolitions, or relocation of structures.

METRO HISTORIC COMMISSION RECOMMENDATION

This matter is scheduled to go before the Metro Historical Zoning Commission on April 18, 2012. As there will not be a decision prior to the mailing of the staff report, staff is recommending that this proposed overlay be approved if it is approved by the Historical Zoning Commission.

Historical Zoning Commission Staff Recommendation:

Background

In the 19th century, the area that would become Belmont-Hillsboro was part of the estates of Adelia Acklen (Belmont) and Colonel A. B. Montgomery. The oldest sections of the neighborhood were subdivided in 1890 and 1891. In 1901, the Belmont Land Company secured a franchise to operate a street railway line along Belmont Boulevard, accelerating the development of the area as a "street car suburb". Development would continue for several decades, with some of the more southerly portions of the neighborhood developed about 1940.

Changes in tastes over this span of time resulted in recognizable changes in architectural styles. The mix of bungalows, cottages, American foursquares and Tudors are common, though you will find examples of the prairie, eclectic revival and more contemporary styles as well. The neighborhood became the home of a large middle-class population, reflecting the average American lifestyle from 1890 to 1940.

Following World War II, the neighborhood suffered a decline common to many older neighborhoods as cars replaced the street cars and the suburbs of Nashville continued an outward march. Declining property values, division of what had been single-family homes into multiple rental units, and lack of building maintenance presented the neighborhood with many problems.

Beginning in the 1970s, residents and new arrivals came to recognize the value of classic homes in close proximity to urban features such as 3 universities, parks, hospitals, shopping facilities and major transportation corridors. A large portion of the neighborhood is listed in the National Register of Historic Places.



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Analysis and Findings

The properties considered for the Neighborhood Conservation Zoning Overlay consists of 33.95 acres zoned R8, RM20 and CS.

Neighborhood representatives went door-to-door in the proposed expansion areas to answer questions and notify owners about the potential designation. Councilmember Burkley Allen scheduled an informational meeting for April 16, 2012 at the time of writing this recommendation. Notice of Public Hearings for the Planning Commission and Metro Council were mailed on April 6, 2012 and signs were posted on April 6, 2012. The Metro Planning Commission's public hearing will take place on April 24, 2012 at 4 p.m. The Metro Council's public hearing will take place on May 1, 2012 at 6 p.m. All the typical meeting notifications were followed for the Metro Historic Zoning Commission meeting.

The 1200 and 1400 blocks of Linden Avenue (the 1300s are skipped in the numbering of the buildings) are located to the east of Belmont Boulevard and includes the only area of Linden between Belmont Boulevard and 12th Avenue that is not currently in the overlay. The area includes some new homes but mainly Colonial Revival and Craftsman style bungalows constructed between the first half of the 20th century. Of the 21 buildings being considered, 9 of them are noted as non-contributing (57% contributing) to the historic character of the neighborhood. There were no accessory structures noted as contributing. Of the three extensions, this area is undergoing the most change with 3 buildings under construction and 2 buildings having been constructed within the last 10 years. There are three 1980s buildings close to the commercial area of 12th Avenue.

The 1400 and 1500 blocks of Gale Lane are to the east of Belmont Boulevard and dead end into I-440 right-of-way property. The homes are Colonial Revival and Craftsman style bungalows constructed in the first half of the 20th century. There were no accessory structures noted as contributing. Of the 19 buildings being considered, 6 of them are identified as non-contributing (68% contributing) to the historic character of the neighborhood.

The portion of Cedar Lane under consideration is approximately from Hawthorne west to I-440 right-of-way property. It represents later development for the neighborhood with Colonial Revival and Neo-Tudor homes constructed mainly between 1920 and 1945. Of the 35 properties proposed for the overlay, only 13 are considered non-contributing (63% contributing) to the historic character of the neighborhood. Several of the non-contributing buildings are ones that were constructed in the same period as the contributing buildings but have been greatly altered. Although their individual original form may no longer be evident, they remain sympathetic to the historic character of the neighborhood. Unlike much of the greater Belmont-Hillsboro neighborhood, most of these homes have driveways with basement level garages on the rear or the rear side.

All three proposed extensions meet section 17.36.120.A.3 as they contain a significant amount of architecturally important buildings that embody the distinctive characteristics of their type and period.

Staff suggests the Commission recommend to Metro Council that Belmont Hillsboro Neighborhood Conservation Zoning Overlay be expanded to include approximately the 1200 and 1400 blocks of Linden Avenue, 1400 and 1500 blocks of Gale Lane and the 1900 and 2000 blocks of Cedar Lane



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and recommends that the Commission adopt the current design guidelines for the additional properties, for all three extensions if approved by Metro Council.

METRO SCHOOL BOARD REPORT

Projected student generation As this request to apply a Neighborhood Conservation Overlay does not change the underlying zone district, no new students will be generated with this action.

STAFF RECOMMENDATION

Staff recommends approval if the Metro Historical Zoning Commission recommends approval. The request is consistent with the applicable land use policies and the intent of Section 17.36.120 of the Metro Zoning Code.