



METROPOLITAN PLANNING COMMISSION MINUTES

Thursday, April 24, 2014

5:30 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, Chairman
Stewart Clifton, Vice Chair
Hunter Gee
Lillian Blackshear
Phil Ponder
Jeff Haynes
Derrick Dalton
Andree LeQuire
Councilmember Walter Hunt

Staff Present:
Doug Sloan, Deputy Director
Jennifer Carlat, Assistant Planning Director
Kelly Adams, Administrative Services Officer III
Craig Owensby, Public Information Officer
Bob Leeman, Planning Manager II
Carrie Logan, Planner III
Duane Cuthbertson, Planner II
Melissa Sajid, Planner II
Tifinie Capehart, Planner II
Latisha Birkeland, Planner II
Jason Swaggart, Planner II
Stephanie McCullough, Planner II

Commissioners Absent: Greg Adkins

Richard C. Bernhardt, FAICP, CNU-A
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
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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 5:31 p.m.

B. ADOPTION OF AGENDA

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

C. APPROVAL OF APRIL 10, 2014 MINUTES

Including memo of clarification for Item #1, distributed to Planning Commissioners

Mr. Ponder moved and Mr. Dalton seconded the motion to approve the minutes of April 10, 2014 including the Item 1 clarification memo. (8-0)

Mr. Clifton arrived at 5:32 p.m.

D. RECOGNITION OF COUNCILMEMBERS

E. NASHVILLENEXT UPDATE

Ms. Carlat presented the NashvilleNext update.

F. ITEMS FOR DEFERRAL / WITHDRAWAL

1a. 2014CP-011-001

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

1b. 2012SP-029-001

BL2013-353 / TENPENNY
TANKSLEY AVENUE

2. 2013SP-036-001

ASHTON PARK

5. 2014SP-022-001

2324 RIVERSIDE

7. 2014Z-028PR-001

Mr. Clifton moved and Mr. Ponder seconded the motion to approve the deferred items. (9-0)

G. CONSENT AGENDA

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

4. 2014Z-011TX-001

BL2014-725 \ HOLLEMAN
CALCULATION OF REQUIRED RESIDENTIAL STREET SETBACKS

8. 2014Z-029PR-001

9. 2014Z-030PR-001

10. 2014NHC-003-001

BL2014-737 \ WESTERHOLM
LOCKELAND SPRINGS-EAST END
NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION

11. 2014S-020-001

MAXEY'S ADDITION, RESUB LOTS 14 & 15

13. 2014S-060-001

EDGE VUE

14. Capital Improvement Budget for 2014-2015 to 2019-2020.

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

Mr. Clifton moved and Mr. Haynes seconded the motion to approve the Consent Agenda. (8-0-1) Ms. Blackshear recused herself from Item 14.

H. PREVIOUSLY DEFERRED ITEMS

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

Community Plan Amendments

1a. 2014CP-011-001

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

Map 119-13, Parcel(s) 286
Council District 16 (Tony Tenpenny)
Staff Reviewer: Cynthia Wood

A request to amend the South Nashville Community Plan: 2007 Update to change the Land Use Policy from Single-Family Attached and Detached in Neighborhood General (SFAD in NG) Policy to Transition or Buffer in Neighborhood General Land Use Policy for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike, (0.26 acres), requested by Dale & Associates, applicant; Thomas, Garrett and Andrew Ford, owners (also see Specific Plan case # 2012SP-029-001).

Staff Recommendation: Defer to the May 8, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014CP-011-001 to the May 8, 2014, Planning Commission meeting. 9-0

1b. 2012SP-029-001

BL2013-353 / TENPENNY
TANKSLEY AVENUE
Map 119-13, Parcel(s) 286
Council District 16 (Tony Tenpenny)
Staff Reviewer: Duane Cuthbertson

A request to rezone from RS10 to SP-A zoning for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike (0.26 acres), to permit automobile parking, requested by Dale & Associates, applicant, Andrew Ford, Lee Ford and Thomas Ford, Jr., owners (See also Community Plan Amendment Proposal No. 2014CP-011-001).

Staff Recommendation: Defer to the May 8, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2012SP-029-001 to the May 8, 2014, Planning Commission meeting. 9-0

Specific Plans

2. 2013SP-036-001

ASHTON PARK
Map 098, Part of Parcel 80 and 88 Map 110, Parcel(s) 49
Council District 12 (Steve Glover)
Staff Reviewer: Jason Swaggart

A request to rezone from RS15 to SP-R zoning for properties located at 4619 Hessey Road and 3375 Earhart Road and for a portion of property located at 3391 Earhart Road, at the northeast corner of Hessey Road and Earhart Road, (44.8 acres), to permit up to 155 single-family residential dwelling units, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Campbell Carter and Chris Pardue, owners.

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred indefinitely 2013SP-036-001. 9-0

I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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

3a. 2013CP-005-003

EAST NASHVILLE PLAN AMENDMENT (EASTLAND AVENUE/ROSEBANK AVENUE)

Council District 06 (Peter Westerholm)

Staff Reviewer: Tifinie Capehart

A request to amend the East Nashville Community Plan: 2006 Update by changing the Land Use Policy from Residential Low-Medium Density (RLM) to T3 Suburban Neighborhood Evolving and T3 Suburban Neighborhood Center policies for properties located at 801 Rosebank Avenue and Eastland Avenue (unnumbered), (9.9 acres), requested by Civil Site Design Group, applicant; East Greenway Park, LLC, owner.

Staff Recommendation: Approve with Special Policies.

APPLICANT REQUEST

Amend land use policy from Residential Low Medium Density policy (RLM) to Suburban Neighborhood Evolving (T3 NE) and Suburban Neighborhood Center (T3 NC).

Major Plan Amendment

A request to amend the East Nashville Community Plan: 2006 Update to change the Land Use Policy from Residential Low Medium Density Policy (RLM) to Suburban Neighborhood Evolving Policy (T3 NE) and Suburban Neighborhood Center (T3 NC) for properties located at 801 Rosebank Avenue and Eastland Avenue (unnumbered).

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices
- Provides a Range of Housing Choices
- Supports Infill Development
- Promotes Compact Building Design

The application of Suburban Neighborhood Evolving policy on property located at 801 Rosebank Avenue and Eastland Avenue (unnumbered) creates walkable neighborhoods, supports transportation choices, provides a range of housing choices, and supports infill development.

The Suburban Neighborhood Evolving policy creates walkable neighborhoods and supports a variety of transportation choices by encouraging street and pedestrian connections that add to the overall street, sidewalk, and greenway networks. The Suburban Neighborhood Evolving policy also supports a range of housing fostering neighborhoods that support aging-in-place, transit, and successful neighborhood market places. Providing a range of housing type within Suburban Evolving Neighborhoods is most often facilitated by infill development. Infill development most often utilizes existing infrastructure and should be designed to provide appropriate transitions in massing, height, and scale. The Suburban Neighborhood Evolving policy supports and provides guidance for infill development by encouraging appropriate transitions so that infill development is compatible with existing development.

The application of Suburban Neighborhood Center also supports the creation of walkable neighborhoods. The Suburban Neighborhood Center policy encourages neighborhood scaled commercial that is within a neighborhood's walking distance. Providing services within walking distance reduces the need for vehicular trips.

EAST NASHVILLE COMMUNITY PLAN

Current Policy

Residential Low Medium (RLM)

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.

Proposed Policy

Suburban Neighborhood Evolving (T3 NE)

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.

Suburban Neighborhood Center (T3 NC)

T3 NC policy is intended to enhance and create suburban neighborhood centers that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, development should enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Neighborhood Centers are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, civic and public benefit land uses, with residential present only in mixed use buildings. T3 Suburban Neighborhood Centers serve suburban neighborhoods within a 5 minute drive.

BACKGROUND

The companion to this case, 2014SP-049-001 considers a zone change from R10 district to SP-MU district on property located at 801 Rosebank Avenue and Eastland Avenue. The density and land uses within the proposed SP-MU zone district are inconsistent with the density range and land uses of RLM policy. RLM policy supports two to four dwelling units per acre and the proposed SP-MU zone district proposes 6.3 dwelling units per acre. RLM policy only accommodates residential land uses, and commercial land uses are proposed in the SP-MU zone district. The applicant requests Suburban Neighborhood Evolving and Suburban Neighborhood Center to accommodate the residential and commercial components of the proposed zone change.

On April 10, 2014, the Metropolitan Planning Commission approved an amendment that changed all community plans functioning under Land Use Policy Application (LUPA) policies to Community Character Manual Policies (CCM). The amendment was a strict translation with no substantive changes. The subject properties and the surrounding areas were translated from Residential Low Medium, a LUPA policy, to Suburban Neighborhood Maintenance, a CCM policy. Staff found that the requested development was more appropriate for Suburban Neighborhood Evolving because the properties are distinctive in size (9.9 acres total) and location, and could support a distinct development pattern characterized by smaller lot sizes, diverse housing types, and enhanced vehicular and pedestrian connectivity. The plan amendment request also includes Suburban Neighborhood Center. The request for this policy justifies Suburban Neighborhood Evolving as a companion policy. Suburban Neighborhood Evolving encourages higher densities and a broader range of housing types that would complement the mixture of uses envisioned in the Suburban Neighborhood Center Policy.

COMMUNITY PARTICIPATION

An early postcard notification announcing the plan amendment and a regular notice communicating the time and date of the Planning Commission Public Hearing was sent to property owners within 500 feet of the potential plan amendment area. A community meeting was required for this major plan amendment request. The community meeting was held on Tuesday April 8th, 2014 at the Shelby Bottoms Nature Center (1900 Davidson St, Nashville, TN 37206) from 6:00 pm to 7:00 pm. The meeting location is approximately 2.7 miles from the subject properties. Per the sign – in sheet, twenty-nine (29) people were in attendance. The primary concerns that emerged from the community meeting were pedestrian access and safety and the proposed application of Suburban Neighborhood Center Policy.

Attendees discussed the southeast corner of Rosebank Avenue and Eastland Avenue, noting that a sharp downhill curve makes it an unsafe condition for pedestrians. There was also discussion regarding access to MTA bus stops by completing the sidewalk network or by providing bus stops in more locations throughout the neighborhood.

Attendees also discussed the commercial component of the proposed zone change application and the associated Suburban Neighborhood Center policy. There were concerns that the application of the Suburban Neighborhood Center policy would set a precedent, inviting additional non-residential land uses to the area. This was noted as an undesired condition.

ANALYSIS

Physical Site Conditions

There is a 500-year FEMA floodplain on the back portion of the site (an area that is roughly 1.2 acres). There is also steep topography identified as 20 – 25 percent slope on the southeast portion of the property (an area that is roughly 0.40 acres). To avoid these sensitive features, development should be grouped in non-sensitive areas on the site. There is also dense vegetation on the site and care should be taken to preserve significant plant species.

Land Use

The property located at Eastland Avenue (unnumbered) is currently classified as vacant. The property located at 801 Rosebank Avenue is classified as single family residential; there is a single family residential structure on the property. Land uses surrounding or adjacent to the subject properties include single family residential and two and three family residential.

Existing Development Pattern

The development pattern is suburban, characterized by moderately sized lots and buildings with deep setbacks. Properties in the area are generally 15,000 square feet (0.35 acres) or larger in size. The subject properties are 9.9 acres. Rosebank Avenue is the primary block face, where building setbacks are generally 50 feet in depth.

Access and Connectivity

The Eastland Avenue (unnumbered) property has the potential to be accessed from Eastland Avenue on the front of the property and Tiffany Drive at the back of the property. 801 Rosebank Avenue is currently accessed from a private driveway. There is an MTA bus stop located at the corner of Rosebank Avenue and Preston Drive, roughly 0.4 miles west of the subject properties. There are sidewalks along Rosebank Avenue that stop 400 feet west of the subject properties. The Cumberland River Greenway is roughly 300 feet to the east of the property. Providing sidewalk and greenway connections would enhance pedestrian connectivity and access to transit in the area.

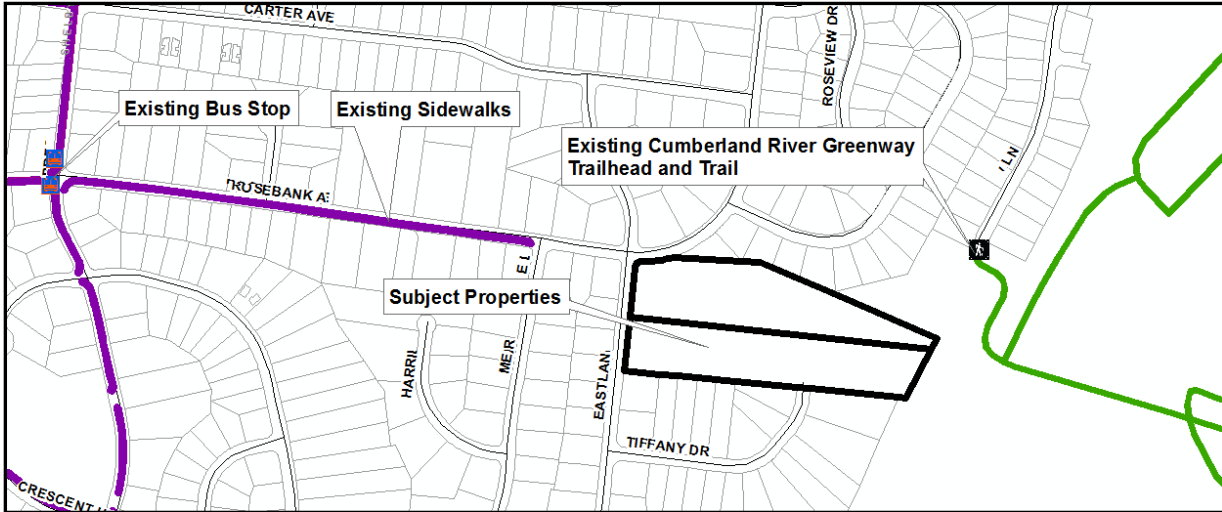


Figure 1: Sidewalk, Greenway, and Transit infrastructure.

Historic Features

The subject properties are not identified as historic features. There is one Worthy of Conversation property located on Rose Park Drive, one block north of the subject properties.

Summary

Suburban Neighborhood Evolving areas are encouraged to maintain the elements of classic suburban neighborhoods while providing additional housing options and enhanced connectivity. Suburban Neighborhood Evolving policy is typically applied to areas suitable for infill development and that can accommodate a more diverse housing product than the neighborhoods around them. To facilitate cohesive development, the guidance of Suburban Neighborhood Evolving policy encourages an appropriate mix of housing, building form and orientation that complements classic suburban neighborhoods, and enhances vehicular and non-vehicular connectivity. Following this guidance helps create appropriate infill development and walkable neighborhoods with increased housing choice.

Suburban Neighborhood Centers complement Suburban Neighborhood Evolving areas because the policy locates goods and services within walking distance of diverse suburban neighborhoods. In this case, Suburban Neighborhood Center policy is proposed at the corner of Rosebank Avenue and Eastland Avenue. Site visits by Planning Staff and comments gathered from the community meeting revealed that the application of Suburban Neighborhood Center is appropriate on the subject property at 801 Rosebank, but should not be expanded in the future. The application of Suburban Neighborhood Center is appropriate in this case because the size of the subject properties (9.9 acres) offers opportunity for neighborhood scaled commercial to be designed cohesively as part of future development on the subject properties. Expansion of the Suburban Neighborhood Center policy would encourage non-residential land uses and site design concerns (e.g. parking, access) that would be out of character and premature for this residential portion of the East Nashville Community planning area.

STAFF RECOMMENDATION

Staff recommends approval with the following Special Policies:

1. Suburban Neighborhood Center Policy should only be applicable as part of comprehensive residential development on property located at 801 Rosebank Avenue. Alternate policy without a comprehensive residential development is Suburban Neighborhood Evolving.

2. Suburban Neighborhood Center policy should not expand beyond the northwest corner of the property located at 801 Rosebank Avenue and should be in character with lot sizes in the immediate area.

3. The building form of non-residential structures should maintain a residential character with regard to height, massing, and facade articulation.

Ms. Capehart presented the staff recommendation of approval with special policies.

Councilmember Westerholm spoke in favor of the application noting that several price points are offered, open space and storm water concerns have been addressed, and the improvements made will make the area more pedestrian and bike friendly.

Josh Randolph, 1628 Shelby Ave, spoke in favor of the application and stated that through five community meetings, an attempt has been made to address all concerns.

Hal Clarke, Civil Site Design Group, spoke in favor of the application and noted that his client has agreed to all staff conditions and voluntarily set a two-story height restriction at 35 feet.

Kim Hawkins, Hawkins Partners, spoke in favor of the application and noted that public access has been added to the greenway from the development and over 41% has been retained as open space.

Michael Maslowski, 1711 Sevier Street, spoke in favor of the application and stated that the location is ideal for this type of development.

Mike Zeller, 1407 Franklin Ave, spoke in favor of the application due to the price points of the development.

Tyler Ward, 1210 Ordway Place, spoke in favor of the application due to the price points of the development.

Jesse Simmons, 831 Rose Park Drive, spoke in opposition to the application due to increased traffic concerns.

Bernie Riley, 2800 Eastland Ave, spoke in opposition to the application due to increased traffic concerns and the possibility of underground caverns and graves on this property.

Becky Riley, 2800 Eastland Ave, spoke in opposition to the application and stated that the road is too narrow to handle increased traffic.

Don Blackwell, 2618 Tiffany Drive, spoke in opposition to the application due to concerns with increased traffic and density.

Ricky Patton, 2622 Tiffany Drive, spoke in opposition to the application due to concerns with increased traffic, density, and storm water runoff.

P.J. Shrift, 806 Rose Park Drive, spoke in opposition to the application due to increased density and the loss of current wildlife in the area.

Bob Lankford, 2607 Tiffany Drive, spoke in opposition to the application due to inadequate infrastructure for increased traffic.

Brooke Scurlock, 841 Rose Park Drive, spoke in opposition to the application due to inadequate infrastructure.

Josh Chesser, 815 Rosebank, spoke in opposition to the application and noted that the sidewalks identified in the plan are insufficient and not where they are needed the most.

Kim Hawkins clarified that Public Works did not require any improvements to accommodate traffic as this is only nine more units than what is currently allowed.

Chairman McLean closed the Public Hearing.

Ms. LeQuire asked for clarification regarding storm water concerns as well as potential underground caverns and graves.

Steve Mishu, Metro Storm Water, stated that there should be no downstream drainage issues and clarified that they will work with the applicant in the final construction plan to ensure that what is proposed meets all requirements. A more detailed engineering analysis will be conducted after the preliminary and everything will be worked out before the final SP is approved.

Mr. Haynes asked applicant about potentially relocating graves, if necessary.

Ms. Hawkins stated that she has no knowledge of graves on site.

Mr. Leeman clarified that if graves are discovered, the state archaeologist will get involved. If the graves are unable to be relocated, the plan will have to be redesigned.

Mr. Clifton asked for clarification on sidewalks.

Ms. Sajid stated that the applicant is providing all and more than what is required.

Mr. Gee spoke in support and noted that the quality and benefits of this design far outweigh the nine additional units.

Ms. Blackshear spoke in support of the application.

Mr. Ponder spoke in support of the application.

Mr. Dalton stepped out of the room at 6:54 p.m.

Ms. LeQuire spoke in support and noted that there are lots of components that are sensitive to the area.

Councilmember Hunt moved and Mr. Gee seconded the motion to approve with Special Policies. (8-0)

Mr. Dalton arrived back in the room at 6:56 p.m.

Resolution No. RS2014-105

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013CP-005-003 is **Approved with Special Policies. (8-0)**

Special Policies:

- 1. Suburban Neighborhood Center Policy should only be applicable as part of comprehensive residential development on property located at 801 Rosebank Avenue. Alternate policy without a comprehensive residential development is Suburban Neighborhood Evolving.**
- 2. Suburban Neighborhood Center policy should not expand beyond the northwest corner of the property located at 801 Rosebank Avenue and should be in character with lot sizes in the immediate area.**
- 3. The building form of non-residential structures should maintain a residential character with regard to height, massing, and facade articulation.**

3b. 2013SP-049-001

EAST GREENWAY PARK

Map 084-05, Parcel(s) 015-016

Council District 06 (Peter Westerholm)

Staff Reviewer: Melissa Sajid

A request to rezone from R10 to SP-MU zoning for properties located at 801 Rosebank Avenue and Eastland Avenue (unnumbered), at the southeast corner of Rosebank Avenue and Eastland Avenue (9.9 Acres), to permit up to 62 residential dwelling units and up to 1,300 square feet of commercial uses, requested by Civil Site Design Group, PLLC, applicant; East Greenway Park, LLC, owner.

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

APPLICANT REQUEST

Preliminary SP to permit up to 62 residential units and limited commercial and office uses.

Preliminary SP

A request to rezone from One and Two Family Residential (R10) to Specific Plan – Mixed Use (SP-MU) for properties located at 801 Rosebank Avenue and Eastland Avenue (unnumbered), at the southeast corner of Rosebank Avenue and Eastland Avenue (9.9 acres), to permit up to 62 residential dwelling units and up to 1,300 square feet of commercial uses.

Existing Zoning

One and Two Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 36 lots as a cluster lot subdivision, with 9 duplex lots for a total of 45 total units, or 43 lots with 10 duplex lots for a total of 53 units.*

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

CRITICAL PLANNING GOALS

- Provides a Range of Housing Choices
- Supports Infill Development

This request adds additional density in an area served by adequate infrastructure which will reduce the long-term costs of providing additional infrastructure to the area. In addition to supporting infill development, the proposed cottage-style development will enhance the available choices of housing stock in the area. The site is located adjacent to Rosebank Avenue and Eastland Avenue which are both collector streets and would support the increased density of this development.

EAST NASHVILLE COMMUNITY PLAN

Existing Policy

Residential Low to Medium Density (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.

Proposed Policies

Suburban Neighborhood Evolving (T3 NE) 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.

Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, development should enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Neighborhood Centers are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, civic and public benefit land uses, with residential present only in mixed use buildings. T3 Suburban Neighborhood Centers serve suburban neighborhoods within a 5 minute drive.

Consistent with Policy?

The proposed SP is not consistent with the existing policy. RLM would support a maximum density of 4 units per acre whereas the SP proposes 6.3 units per acre. However, a community plan amendment (2014CP-005-003) has been requested to change the policy from Residential Low to Medium Density (RLM) to Suburban Neighborhood Evolving (T3 NE), which would allow densities up to 20 units per acre with appropriate design and Suburban Neighborhood Center (T3 NC) which would permit neighborhood commercial uses.

The proposed SP is consistent with the T3 NE and T3 NC policies. Increased vehicular connectivity is proposed with the completed street connection of Tiffany Drive. In addition, the proposed development is located adjacent to two collector streets which could support greater residential density.

PLAN DETAILS

The site is located at the southeast corner of the intersection of Rosebank Avenue and Eastland Avenue and consists of two vacant parcels. Surrounding zoning includes R10 and AG, and the predominant uses in the area include one and two-family residential.

Site Plan

The plan proposes 62 detached single-family residential units which would yield a density of about 6.3 units per acre. The units are all two-stories and are 35' to the top of the roof; however a third, exposed basement level may be included for some units to accommodate grade change. The site slopes to the east with the most significant slopes around units 34-37. The site grading plan indicates that these portions of the site will be graded to a milder slope along Tiffany Drive and in the building areas. Several tree save areas are proposed throughout the site to preserve some of the existing tree cover. Type B landscape buffers are incorporated along the perimeter of the site, and street trees are proposed along the Eastland Avenue and Tiffany Drive.

The overall site layout includes courtyards that are accessible by all units either directly or via the interior sidewalk network. Units located along Eastland Avenue incorporate front façades along that public street, and the spacing of the units mimics the rhythm of the existing houses located to the south and across the street. A number of units located along Tiffany Drive incorporate front façades that are oriented toward the street. The units located along Tiffany Drive that are not oriented toward the street will employ wraparound porches, additional glazing or landscaping so that these units adequately address the street. Representative architectural images have been provided. Elements of Craftsman-style architecture are incorporated in the design, and materials shown on the representative architectural images appear to primarily include James Hardie siding. However, the plan notes that brick, cast stone, stone, cultured stone, stucco, wood and cementitious siding may be used.

Eastland Avenue will serve as primary access to the site, with two access points shown on the proposed plan. Sidewalks are proposed along Rosebank Avenue, Eastland Avenue and Tiffany Drive with additional sidewalk connections throughout the site that connect the proposed units to the interior courtyards and public streets. The site plan also proposes a public access greenway connection to the east of the site.

A total of 196 parking spaces are provided, including 67 garage spaces and 23 on-street spaces located along Tiffany Drive. Another 67 parking spaces are dispersed throughout the site. Several bioretention areas are located throughout the site and a larger stormwater detention facility is proposed at the southeastern corner.

ANALYSIS

While the proposed SP is not consistent with the existing RLMI land use policy, it is consistent with the proposed T3 NE and T3 NC policies. In addition, the plan meets two critical planning goals. If the associated policy amendments are approved, staff recommends approval of the SP with conditions and disapproval without all conditions. If the associated policy amendments are not approved, the staff recommends disapproval.

FIRE MARSHAL RECOMMENDATION

•N/A

WATER SERVICES RECOMMENDATION

Approve

•Approved as a Preliminary SP only. Revised capacity fees must be paid by Final SP/Plat stage. Construction plans must be approved by Final SP stage.

STORMWATER RECOMMENDATION

Approve with conditions

•An adequate downstream structure system shall be provided for the site outfall (no concentrated outflows are permitted).

TRAFFIC & PARKING RECOMMENDATION

Approve with a condition

•An Access Study is required prior to Final SP.

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 access points, that are not public streets, must have MPW standard ST-324 driveway ramps

Maximum Uses in Existing Zoning District: **R10**

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)	9.9	-	49 U*	540	45	57

*Based on six two-family unit

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	9.9	-	62 U	670	54	70

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	9.9	-	1,300 SF	94	9	25

Traffic changes between maximum: **R10** and proposed **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+224	+18	+38

SCHOOL BOARD REPORT

Projected student generation existing R10 district: 3 Elementary 2 Middle 2 High

Projected student generation proposed SP-R district: 5 Elementary 4 Middle 4 High

The proposed SP-R zoning district could generate six more students than what is typically generated under the existing R10 zoning district. Students would attend Rosebank Elementary School, Bailey Middle School, and Stratford High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions subject to the approval of the associated policy amendment. If the associated policy amendment is not approved, then staff recommends disapproval.

CONDITIONS

1. Uses within the SP shall be limited to a maximum of 62 detached residential units, retail, restaurant, full-service, and general office.
2. Units 32 and 33 shall be removed or relocated on site so they are not stand-alone units in an open space area.
3. Access B shall be reviewed with the SP final site plan and comply with Public Works and Planning requirements. If Access B does not have vehicular connections to the remainder of the SP, it shall incorporate pedestrian connection(s) between the commercial building and the remainder of the SP.
4. Detailed landscape plans shall be submitted with the SP final site plan.
5. Wraparound porches, glazing and/or landscaping shall be incorporated into the final site plan on the side façades of units that face a public street. Side facing units shall be designed to address the street corners with a more active façade, and/or landscaping shall be used to provide a transition from the unit to the street that provides a more pedestrian oriented treatment.
6. No garage doors shall face directly onto a public street, and screening shall be provided to minimize the impact of garage doors that are visible from a public street to help provide a more pedestrian oriented streetscape.
7. Parking shall be screened or located where it is not visible from a public street to the greatest extent possible.
8. An access study shall be submitted prior to or with the SP final site plan.
9. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable request or application.
10. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
11. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
12. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
13. All conditions required by Metro Stormwater shall be completed, satisfied and/or bonded as required by Metro Stormwater.
14. For units facing a public street, finished ground floors and porches shall be elevated a minimum of 24 inches from the abutting ground elevation.
15. All access points, that are not public streets, shall have MPW standard ST-324 driveway ramps.
16. An adequate downstream structure system shall be provided for the site outfall (no concentrated outflows are permitted).

Ms. Sajid presented the staff recommendations of approval with conditions and disapproval without all conditions.

Councilmember Westerholm spoke in favor of the application noting that several price points are offered, open space and storm water concerns have been addressed, and the improvements made will make the area more pedestrian and bike friendly.

Josh Randolph, 1628 Shelby Ave, spoke in favor of the application and stated that through five community meetings, an attempt has been made to address all concerns.

Hal Clarke, Civil Site Design Group, spoke in favor of the application and noted that his client has agreed to all staff conditions and voluntarily set a two-story height restriction at 35 feet.

Kim Hawkins, Hawkins Partners, spoke in favor of the application and noted that public access has been added to the greenway from the development and over 41% has been retained as open space.

Michael Maslowski, 1711 Sevier Street, spoke in favor of the application and stated that the location is ideal for this type of development.

Mike Zeller, 1407 Franklin Ave, spoke in favor of the application due to the price points of the development.

Tyler Ward, 1210 Ordway Place, spoke in favor of the application due to the price points of the development.

Jesse Simmons, 831 Rose Park Drive, spoke in opposition to the application due to increased traffic concerns.

Bernie Riley, 2800 Eastland Ave, spoke in opposition to the application due to increased traffic concerns and the possibility of underground caverns and graves on this property.

Becky Riley, 2800 Eastland Ave, spoke in opposition to the application and stated that the road is too narrow to handle increased traffic.

Don Blackwell, 2618 Tiffany Drive, spoke in opposition to the application due to concerns with increased traffic and density.

Ricky Patton, 2622 Tiffany Drive, spoke in opposition to the application due to concerns with increased traffic, density, and storm water runoff.

P.J. Shrift, 806 Rose Park Drive, spoke in opposition to the application due to increased density and the loss of current wildlife in the area.

Bob Lankford, 2607 Tiffany Drive, spoke in opposition to the application due to inadequate infrastructure for increased traffic.

Brooke Scurlock, 841 Rose Park Drive, spoke in opposition to the application due to inadequate infrastructure.

Josh Chesser, 815 Rosebank, spoke in opposition to the application and noted that the sidewalks identified in the plan are insufficient and not where they are needed the most.

Kim Hawkins clarified that Public Works did not require any improvements to accommodate traffic as this is only nine more units than what is currently allowed.

Chairman McLean closed the Public Hearing.

Ms. LeQuire asked for clarification regarding storm water concerns as well as potential underground caverns and graves.

Steve Mishu, Metro Storm Water, stated that there should be no downstream drainage issues and clarified that they will work with the applicant in the final construction plan to ensure that what is proposed meets all requirements. A more detailed engineering analysis will be conducted after the preliminary and everything will be worked out before the final SP is approved.

Mr. Haynes asked applicant about potentially relocating graves, if necessary.

Ms. Hawkins stated that she has no knowledge of graves on site.

Mr. Leeman clarified that if graves are discovered, the state archaeologist will get involved. If the graves are unable to be relocated, the plan will have to be redesigned.

Mr. Clifton asked for clarification on sidewalks.

Ms. Sajid stated that the applicant is providing all and more than what is required.

Mr. Gee spoke in support and noted that the quality and benefits of this design far outweigh the nine additional units.

Ms. Blackshear spoke in support of the application.

Mr. Ponder spoke in support of the application.

Mr. Dalton stepped out of the room at 6:54 p.m.

Ms. LeQuire spoke in support and noted that there are lots of components that are sensitive to the area.

Mr. Dalton arrived back in the room at 6:56 p.m.

Councilmember Hunt moved and Mr. Gee seconded the motion to approve with conditions and disapprove without all conditions. (9-0)

Resolution No. RS2014-106

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-049-001 is **Approved with conditions and disapproved without all conditions.** (9-0)

CONDITIONS

1. Uses within the SP shall be limited to a maximum of 62 detached residential units, retail, restaurant, full-service, and general office.
2. Units 32 and 33 shall be removed or relocated on site so they are not stand-alone units in an open space area.
3. Access B shall be reviewed with the SP final site plan and comply with Public Works and Planning requirements. If Access B does not have vehicular connections to the remainder of the SP, it shall incorporate pedestrian connection(s) between the commercial building and the remainder of the SP.
4. Detailed landscape plans shall be submitted with the SP final site plan.
5. Wraparound porches, glazing and/or landscaping shall be incorporated into the final site plan on the side façades of units that face a public street. Side facing units shall be designed to address the street corners with a more active façade, and/or landscaping shall be used to provide a transition from the unit to the street that provides a more pedestrian oriented treatment.
6. No garage doors shall face directly onto a public street, and screening shall be provided to minimize the impact of garage doors that are visible from a public street to help provide a more pedestrian oriented streetscape.
7. Parking shall be screened or located where it is not visible from a public street to the greatest extent possible.
8. An access study shall be submitted prior to or with the SP final site plan.
9. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable request or application.
10. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
11. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
12. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
13. All conditions required by Metro Stormwater shall be completed, satisfied and/or bonded as required by Metro Stormwater.
14. For units facing a public street, finished ground floors and porches shall be elevated a minimum of 24 inches from the abutting ground elevation.
15. All access points, that are not public streets, shall have MPW standard ST-324 driveway ramps.
16. An adequate downstream structure system shall be provided for the site outfall (no concentrated outflows are permitted).

J. RECOMMENDATIONS TO METRO COUNCIL

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

Zoning Text Amendments

4. 2014Z-011TX-001

BL2014-725 \ HOLLEMAN

CALCULATION OF REQUIRED RESIDENTIAL STREET SETBACKS

Staff Reviewer: Carrie Logan

A request to amend Section 17.12.030 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the calculation of required street setbacks for residential areas with an established development pattern, requested by Councilmember Jason Holleman, applicant.

Staff Recommendation: Approve

APPLICANT REQUEST

Modify required street setback in residential areas.

Text Amendment

A request to amend Section 17.12.030 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the calculation of required street setbacks for residential areas with an established development pattern.

ANALYSIS

The Zoning Code currently provides a street setback based on the zoning district and the street classification. In residential areas (R and RS zoning districts) with an established development pattern, **the Zoning Code also requires the street setback to** be the average of the street setback of the lots immediately adjacent on either side of the lot, up to twice the

street setback required by the Zoning Code. For example, if the street setback in the table is 20 feet, but the houses on either side are setback 30 feet, a proposed structure would be required to setback 30 feet. However, if the houses on either side are setback 60 feet, the proposed structure would be required to be setback 40 feet, which is the setback established by the Zoning Code.

This text amendment increases the required contextual setback to up to three times the street setback established in the Zoning Code. Additionally, it changes the value of vacant lots from the established setback value to the average setback of the four nearest properties on the same side of the street with an existing single family residence, which makes the measurement more contextual. For example, if the street setback in the Zoning Code is 20 feet, but the houses on either side are setback 65 feet, the proposed structure would be required to be setback 60 feet.

STAFF RECOMMENDATION

Staff recommends approval.

ORDINANCE NO. BL2014-725

An Ordinance amending Section 17.12.030 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the calculation of required street setbacks for residential areas with an established development pattern (Proposal No. 2014Z-011TX-001).

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY: Section 1. That Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.12.030 by deleting subsection c.3. in its entirety and substituting with the following new subsection c.3:

“3. In residential areas with an established development pattern, the minimum required street setbacks for the R, RS and MHP districts shall be the average of the street setback of the lots immediately adjacent on either side of the lot, or the value provided in Table 17.12.030A, whichever is greater. If the average setback is greater than the standard of Table 17.12.030A, the required setback shall not be more than three times that required by that table. When the adjacent lot is vacant, or the subject lot abuts a side street, the setback shall be the equivalent of the average setback of the four nearest properties on the same side of the street with an existing single family residence. In areas undergoing new subdivision development, the zoning administrator may apply the standards of Table 17.12.030A below. In the MUN and MUL districts, the average street setback of existing structures along the same block may be applied to new construction on that block if determined appropriate to maintain or reinforce an established form of character of development.”

Section 2. Be it further enacted that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it. Sponsored by: Jason Holleman

Approved (9-0), Consent Agenda

Resolution No. RS2014-107

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-011TX-001 is **Approved. (9-0)**”

Specific Plans

5. 2014SP-022-001

2324 RIVERSIDE

Map 072-07, Parcel(s) 321

Council District 07 (Anthony Davis)

Staff Reviewer: Duane Cuthbertson

A request to rezone from RS7.5 to SP-R zoning for property located at 2324 Riverside Drive, approximately 550 feet north of McGavock Pike (1.01 acres), to permit up to eight detached single-family dwelling units, requested by Dale & Associates, applicant; Susan Y. Thornton, owner.

Staff Recommendation: Defer to the May 8, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014SP-022-01 to the May 8, 2014, Planning Commission meeting. (9-0)

Zone Changes

6. 2014Z-019PR-001

BL2014-736 \ BLALOCK

ASH GROVE DRIVE/OCALA DRIVE DOWNZONING

Map Various, Parcels Various

Council District 27 (Davette Blalock)

Staff Reviewer: Melissa Sajid

A request to rezone from R10 to RS10 zoning for various properties located along Brewer Drive, Tusculum Road, Tusculum Court, Ocala Drive, Ocala Court North, Byrnes Drive, Wessex Drive, Wessex Court, Eulala Drive, Eulala Court, Eulala Circle, Townes Drive, Townes Court, Delvin Drive, Delvin Court, Sterry Court, Colemont Drive, Garden View Court, Ash Grove Drive, Ash Briar Circle, and Ashmont Court, east of Nolensville Pike (approximately 175 acres), requested by Councilmember Davette Blalock, applicant; various property owners.

Staff Recommendation: Disapprove as submitted; Approve with a substitute ordinance.

APPLICANT REQUEST

Zone change from R10 to RS10.

Application type

A request to rezone from One and Two-Family Residential (R10) to Single-Family Residential (RS10) zoning for various properties located along Brewer Drive, Tusculum Road, Tusculum Court, Ocala Drive, Ocala Court North, Byrnes Drive, Wessex Drive, Wessex Court, Eulala Drive, Eulala Court, Eulala Circle, Townes Drive, Townes Court, Delvin Drive, Delvin Court, Sterry Court, Colemont Drive, Garden View Court, Ash Grove Drive, Ash Briar Circle, and Ashmont Court, east of Nolensville Pike (approximately 175 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.

According to Metro property records, there are 35 lots within the proposed rezoning area that have existing duplexes.

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Does Not Support a Range of Housing Choices
- Does Not Support a Variety of Transportation Choices
- Does Not Support Infill Development
- Does Not Promote Compact Building Design

The proposed zone change would limit residential development within the boundary to single-family detached where detached duplexes are currently permitted. By limiting development to one residential type, this zone change does not support a range of housing choices. The location of this neighborhood near Nolensville Pike and existing transit lines along Nolensville Pike provide the framework for future transportation options. However, maintaining the current low density of the neighborhood is unlikely to support additional transportation choices. Without options for additional density, this zone change does not support

compact development.

SOUTHEAST 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?

The requested zone change is not consistent with the RLM policy. The RLM policy generally recommends residential densities between two and four dwelling units per acre. Within the zone change boundary, development is predominantly single-family with a density of less than two dwelling units per acre. The addition of duplexes within the boundary, as currently permitted by the R10 zoning district, would increase the residential density of the neighborhood into the recommended range of the RLM policy. As described in the Critical Planning Goals section of this report, permitting somewhat higher residential density through duplexes will help to achieve broader goals of providing housing type diversity, improving access to multiple forms of transportation, achieving building efficiency through compact building design, and supporting infill development. This zone change would essentially solidify the current low-density form of single-family development. This change would be consistent with a lower-density policy like Residential-Low (RL), but not the current RLM policy of the Southeast Community Plan.

ANALYSIS

The current R10 zoning district permits single-family detached residential as well as duplexes (attached or detached). The proposed zone change to RS10 would eliminate the ability to construct duplexes. Residential density is the only aspect of development that this zone change would affect. No differences exist between the bulk standards of the RS10 and R10 zoning districts in the Zoning Code. Building height and parking requirements are the same in both districts, and redevelopment is required to be consistent with adjacent lots in terms of contextual street setbacks. This site falls outside of the Urban Zoning Overlay (UZO) which would allow duplexes to be detached. Detaching future two family dwellings would allow for the existing character of detached dwellings to be maintained. Redevelopment of lots within this neighborhood to duplexes would follow the same requirements as redevelopment of lots to new single-family dwellings.

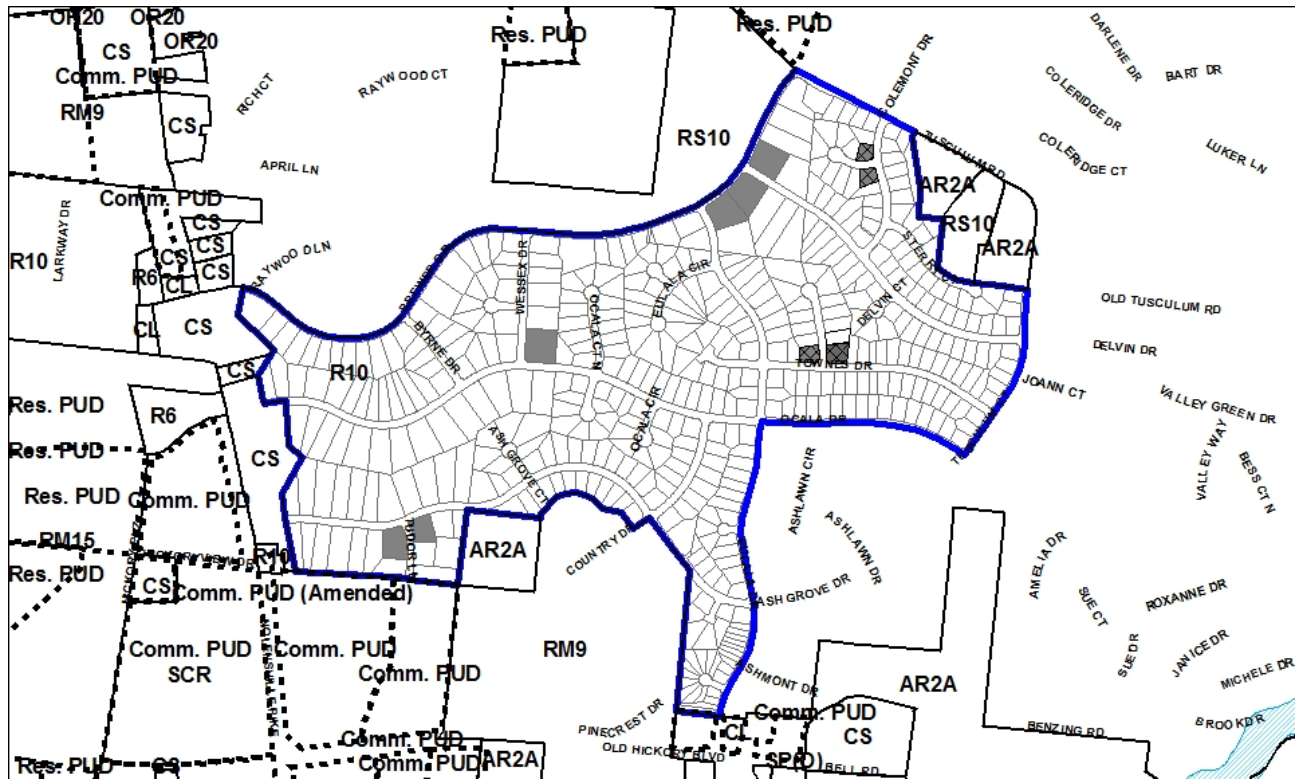
As the requested zone change does not meet the minimum density of the RLM policy, it is not an appropriate zone change for this neighborhood. Including two-family dwellings as a permitted use in the area would provide an additional housing option and the residents would benefit from and support existing public transit that runs along Nolensville Pike.

Staff proposes a substitute ordinance that would permit duplexes at strategic locations. Permitting two family dwellings at these strategic locations would provide some additional housing diversity and opportunities within the developed community. Strategic locations are identified as corner lots where detached duplexes may be incorporated and arranged so that one of the detached duplexes is oriented toward each public street at that intersection. Such an arrangement would mirror the existing character of the neighborhood and maintain the rhythm of the street. Strategic locations would include corner lots with existing, legally built two family dwellings as well as larger corner lots that do not currently have two family dwellings. In order to discourage future subdivisions that result in duplex eligible lots, staff recommends downzoning some of these parcels that would remain with an R zoning district to require a larger lot size so that the properties cannot be subdivided in the future.

STAFF RECOMMENDED AMENDMENT

Staff recommends excluding the following parcels from the RS10 rezoning request so that some of the parcels would remain with an R10 district and some would be rezoned to a larger R district so that they cannot be subdivided for more than one duplex in the future. Staff recommends keeping the following parcels R10 and rezoning to the following zoning district since these properties are located at strategic locations for two family dwellings:

Parcel Number	Address	Recommended Zoning District
16205007700	5325 Townes Drive	R10
16205006300	5324 Townes Drive	R10
16201011200	5109 Colemont Drive	R10
16201010300	5113 Colemont Drive	R10
16112001000	5501 Tudor Lane	R20
16201008600	304 Delvin Drive	R30
16201008100	309 Delvin Drive	R30
16201008000	317 Brewer Drive	R30
16205003400	5316 Wessex Drive	R30
16205005700	381 Ash Grove Drive	R15



R10 properties are shown with a hatch. Properties proposed for rezoning are shown in gray.

STAFF RECOMMENDATION

Staff recommends disapproval of the requested zone change as submitted but approval with a substitute ordinance as proposed by staff.

Ms. Sajid presented the staff recommendation of disapproval as submitted and approval with a substitute ordinance.

Council Lady Blalock spoke in favor of the substitute ordinance, stated that the majority of the neighborhood is in support of this, and clarified that people can opt out if they want.

Stephen Lore, 295 April Lane, spoke in favor of the substitute ordinance and stated that the neighborhood is trying to attract the next generation of families, not more investors.

Robert Butler, 336 Ocala Drive, spoke in favor of the substitute ordinance.

Dan Thompson, 375 Brewer Drive, spoke in favor of the substitute ordinance.

Santiago Amata, 5421 Ulala Drive, spoke in opposition to the application.

Steve Eatherly, 6767 Holt Road, spoke in opposition and noted that he owns a duplex and would like to stay in compliance.

Chairman McLean closed the Public Hearing.

Mr. Clifton spoke in favor of the substitute ordinance and noted that it is a good compromise.

Mr. Gee stated that the substitute ordinance seems to be a good compromise.

Ms. Blackshear spoke in favor of the substitute ordinance and stated that it captures the goals of both sides.

Mr. Ponder spoke in favor of the substitute ordinance.

Mr. Dalton spoke in favor of the substitute ordinance.

Councilmember Hunt moved and Mr. Ponder seconded the motion to disapprove as submitted but approve with a substitute ordinance including a condition that property owners be able to opt out. (8-1) Ms. LeQuire voted against.

Resolution No. RS2014-108

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-019PR-001 is **Disapproved as submitted but approved with a substitute ordinance, including a condition that property owners be able to opt out. (8-1)**

7. 2014Z-028PR-001

7347 CHARLOTTE PIKE

Map 114, Parcel(s) 148

Council District 22 (Sheri Weiner)

Staff Reviewer: Melissa Sajid

A request to rezone from R15 to MUL zoning for property located at 7347 Charlotte Pike, approximately 395 feet east of Old Hickory Boulevard (1.74 acres), requested by BancCard, applicant; Akm and Abu Fakhruddin, owners.

Staff Recommendation: Defer to the May 22, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014Z-028PR-001 to the May 22, 2014, Planning Commission meeting. (9-0)

8. 2014Z-029PR-001

Map 050-02, Parcel(s) 071

Council District 03 (Walter Hunt)

Staff Reviewer: Melissa Sajid

A request to rezone from RS7.5 to R8 zoning for property located at 3405 Meadow Court, approximately 80 feet north of Westchester Drive (0.19 acres), requested by Puush Management, LLC, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from RS7.5 to R8

Zone Change

A request to rezone from Single-Family Residential (R7.5) to One and Two-Family Residential (R8) for property located at 3405 Meadow Court, approximately 80 feet north of Westchester Drive (0.19 acres).

Existing 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 1 unit.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed R8 zoning district will support development that is consistent with the character of surrounding area and create opportunities for infill housing.

PARKWOOD –UNION HILL COMMUNITY PLAN

Neighborhood General (NG) policy 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.

Consistent with Policy?

Yes. The proposed R8 is consistent with the NG policy. The proposed R8 permits one and two-family infill housing with a density of up to 5.79 dwelling units per acre; the NG policy supports up to 20 dwelling units per acre with appropriate design.

PUBLIC WORKS RECOMMENDATION

- Traffic study may be required at time of development.

Maximum Uses in Existing 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)	0.19	4.94 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.19	5.79 D	2 U*	20	2	3

*Based on one two-family lot

Traffic changes between maximum: **RS7.5** and proposed **R8**

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 existing RS7.5 district: **0** Elementary **0** Middle **0** High

Projected student generation proposed R8 district: **0** Elementary **0** Middle **0** High

The proposed R8 zoning district would not generate any additional students than what is typically generated under the existing RS7.5 zoning district. Students would attend Bellshire Elementary School, Madison Middle School, and Hunters Lane High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends approval of the proposed R8 zone change as it is consistent with the land use policy and meets a critical planning goal.

Approved (9-0), Consent Agenda

Resolution No. RS2014-109

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-029PR-001 is **Approved. (9-0)**"

9. 2014Z-030PR-001

Map 172, Parcel(s) 252
Council District 04 (Brady Banks)
Staff Reviewer: Duane Cuthbertson

A request to rezone from AR2a to RS10 zoning for property located at Edmondson Pike (unnumbered), approximately 150 feet east of Bryce Road (0.65 acres), requested by Thomas and Kristina Chapman, owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from AR2a to RS10.

Zone Change

A request to rezone from Agricultural/Residential (AR2a) to Single-Family Residential (RS10) zoning for property located at Edmondson Pike (unnumbered), approximately 150 feet east of Bryce Road (0.65 acres).

Existing Zoning

Agricultural/Residential 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. *The parcel is not a legal lot of record.*

Single-Family Residential RS10 requires a minimum 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 2 single-family lots.*

CRITICAL PLANNING GOALS

N/A

SOUTHEAST COMMUNITY PLAN

Existing Policy

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?

Yes. The proposed RS10 is consistent with the RLM policy. The proposed RS10 district will permit residential uses with a density consistent with the RLM policy.

PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

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)	0.65	0.05 D	1U*	10	1	2

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)	0.65	3.7 D	2 U	20	2	3

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

METRO SCHOOL BOARD REPORT

The proposed RS10 zoning district would not generate any more students than what is typically generated under the existing AR2a zoning district.

Students would attend Shayne Elementary School, Oliver Middle School, and Overton High School. All three schools are identified as being over capacity. There is no additional capacity in the Overton Cluster for elementary, middle or high school students; however, there is additional capacity for high school students in the adjacent Cane Ridge, Glenclyff and McGavock high school clusters. This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends that the RS10 district be approved as it is consistent with the site's RLM land use policy.

Approved (9-0), Consent Agenda

Resolution No. RS2014-110

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-030PR-001 is **Approved. (9-0)**

Neighborhood Conservation Overlays

10. 2014NHC-003-001

BL2014-737 \ WESTERHOLM
**LOCKELAND SPRINGS-EAST END
NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION**
Map Various Parcels Various
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

A request to apply the provisions of the Lockeland Springs-East End Neighborhood Conservation Overlay District to various properties located along Avondale Drive, Bushnell Street, Eastland Avenue, Lakehurst Drive, Lockland Drive, McEwen Avenue, N. 17th Street, N. 18th Street, Ordway Place, and Rudolph Avenue, south of Eastland Avenue (approximately 26 acres), requested by Councilmember Peter Westerholm, applicant; various property owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Apply Neighborhood Historic Conservation Overlay.

Neighborhood Conservation Historic Overlay

A request to apply the provisions of the Lockeland Springs-East End Neighborhood Conservation Overlay District to various properties located along Avondale Drive, Bushnell Street, Eastland Avenue, Lakehurst Drive, Lockland Drive, McEwen Avenue, N. 17th Street, N. 18th Street, Ordway Place, and Rudolph Avenue, south of Eastland Avenue (approximately 26 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. *The developed area includes 140 lots including 10 duplex lots for a total of 145 units.*

Proposed Overlay

Neighborhood Conservation Overlay Districts (NHC) 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 Overlay District is intended to preserve historic structures within the Lockeland Springs – East End neighborhood through the implementation of development and design guidelines by the Metro Historic Zoning Commission and staff.

EAST NASHVILLE COMMUNITY PLAN

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 to the intent of the policy.

Consistent with Policy?

Yes. The NG policy encourages the preservation and protection of historic features. The proposed Lockeland Springs – East End Neighborhood Conservation Overlay District will aid implementation of the design principles provided for the land use policy.

REQUEST DETAILS

Properties included in the request are contiguous to the existing boundary of the Lockeland Springs – East End Neighborhood Conservation Overlay District. The properties included are generally located south of Eastland Avenue, east of Rudolph Avenue, north of Ordway Place and west of North 20th Street. The housing types included in this request are predominantly single-family residential, however, there are some duplex dwellings as well. The Lockeland Springs – East End Neighborhood Conservation Overlay District was established by Metro Council in September 1985.

All properties included in this request received a notice.

The Metro Historic Zoning Commission (MHZC) considered this request at its April 16, 2014, meeting and recommended approval. The following background information from the Metro Historical Commission staff was available in the staff report to the MHZC:

Metro Historical Commission staff recommendation

Background:

The neighborhood hosted a general informational meeting on February 11, 2014 and provided an online survey that was promoted through the neighborhood newsletter. A “windshield” architectural resource survey was conducted by staff of the MHZC.

The Commission can expect another addition to the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay to include three streets on the southern end of the existing overlay which encompasses portions of Lillian, Boscobel and Shelby. Together the two expansions will be more in line with the neighborhood boundaries.

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.

Analysis and Findings:

The area, with just a few modern intrusions, includes buildings constructed at the turn-of-the-century and helps to tell the story of the Lockeland Springs-East End neighborhood. The majority of the homes were constructed between the 1890s and the 1940s, as were many of the historic homes in the current boundaries. The extension of the overlay continues the architectural diversity of the rest of the neighborhood with primarily bungalow, Spanish Eclectic and Tudor Revival styles, as well as Queen Anne, Minimal Traditional, and Colonial Revival styles. The inclusion of these areas helps to match the neighborhood boundaries with the overlay boundaries. The properties now proposed to be added were not included at the time of the initial designation of the neighborhood due to lack of support.

The properties meet standard 3 of section 17.26.120.A. of the design guidelines as embodying the distinctive characteristics of their individual types and the overall period of the neighborhood and meets standard 5 as eligible for listing in the National Register of Historic Places. Approximately seventy percent (70%) of the principle buildings are considered contributing, meaning they contribute to the historic character of the district.

Finding that a large majority of the buildings meet the standards of the ordinance, Staff suggests the Commission recommend to City Council that the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay be expanded.

Staff recommends the Commission adopt the current design guidelines to also apply to the additional properties.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

On April 16, 2014, the Metro Historic Zoning Commission recommended approval and adoption of the existing design guidelines of the Lockeland Springs-East End Neighborhood Conservation Zoning Overlay.

STAFF RECOMMENDATION

Staff recommends approval of the expansion of the Lockeland Springs – East End Neighborhood Conservation Zoning Overlay District.

Approved (9-0), Consent Agenda

Resolution No. RS2014-111

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014NHC-003-001 is **Approved. (9-0)**”

K. PLANNING COMMISSION ACTIONS

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

Subdivision: Final Plats

11. 2014S-020-001

MAXEY'S ADDITION, RESUB LOTS 14 & 15

Map 072-11, Parcel(s) 345

Council District 07 (Anthony Davis)

Staff Reviewer: Duane Cuthbertson

A request for final plat approval to create three lots on property located at 1511 Ann Street, at the northwest corner of Ann Street and Rebecca Street, zoned R6 (0.48 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; Chris Thomas, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Final plat to create 3 residential lots.

Final Plat

A request for final plat approval to create three lots on property located at 1511 Ann Street, at the northwest corner of Ann Street and Rebecca Street.

Existing Zoning

Single-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 3 lots for a total of 6 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development

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

SUBDIVISION REGULATIONS

The land use policy for the subject property is Neighborhood General (NG), which is not subject to the compatibility criteria in Section 3-5.2 of the Subdivision Regulations. The subdivision shall meet all minimum standards of the zoning code, provide street frontage and meet the current standards of reviewing agencies including Metro Public Works, Stormwater and Water Services.

The request will create three infill lots from two existing lots at the northwest corner of Ann Street and Rebecca Street in the Inglewood neighborhood of East Nashville. Each of the lots will be eligible to accommodate up to two dwellings. Therefore, the proposed subdivision would permit up to six dwellings. A single-family dwelling exists on the subject property, however it will be removed prior to recordation of the plat. The site is located west and south of First Baptist South Inglewood Church and north of South Inglewood Park. The site does not contain any significant slopes or other environmentally sensitive features.

Access to each of the lots will be limited to one proposed ingress and egress easement extending along the north side from Rebecca Street to the east. The sidewalk along Ann Street will be maintained.

The proposed infill subdivision will create three lots with the following areas and street frontages:

- Lot 1: 6,647 sq. ft., (0.153 acres), and 49.86 ft. of frontage;
- Lot 2: 6,610 sq. ft., (0.152 acres), and 49.86 ft. of frontage;
- Lot 3: 8,447 sq. ft., (.194 acres), and 64.87 ft. of frontage.

All lots meet the minimum standards of the R6 zoning district and have frontage on a public street.

WATER SERVICES

- Approval is contingent on construction and completion of Metro Project # 14-SL-19. Bond for 14-SL-19 shall be set at \$15,000.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

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 the existing sidewalk along Ann Street.

STAFF RECOMMENDATION

Staff recommends approval of the final plat as it meets the Subdivision Regulations.

CONDITIONS

1. Pursuant to 2-3.4.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to recordation.
2. Provide proof of removal of the existing structure on the property prior to recordation of the plat.
3. Comply with Water Services and Public Works requirements.
4. Sidewalks are required along the Rebecca Street rontage of the proposed subdivision. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department, 2 additional lot will require a \$500 contribution to Pedestrian Benefit Zone 2-A.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department, or
 - e. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.

Approved with conditions (9-0), Consent Agenda

Resolution No. RS2014-112

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-020-001 is **Approved with conditions. (9-0)**

CONDITIONS

1. Pursuant to 2-3.4.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to recordation.
2. Provide proof of removal of the existing structure on the property prior to recordation of the plat.
3. Comply with Water Services and Public Works requirements.
4. Sidewalks are required along the Rebecca Street rontage of the proposed subdivision. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department, 2 additional lot will require a \$500 contribution to Pedestrian Benefit Zone 2-A.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department, or
 - e. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.

12. 2014S-030-001

109 CREIGHTON AVENUE

Map 083-03, Parcel(s) 016
Council District 06 (Peter Westerholm)
Staff Reviewer: Duane Cuthbertson

A request for final plat approval to subdivide one lot into three lots on property located at 109 Creighton Avenue, approximately 430 feet west of Porter Road, zoned R6 (0.52 acres), requested by Dale & Associates, applicant; North by Northeast Development, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Final plat to create 3 residential lots.

Final Plat

A request for final plat approval to create three lots on property located at 109 Creighton Avenue, approximately 430 feet west of Porter Road.

Existing Zoning

Single-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 3 lots for a total of 6 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development

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

SUBDIVISION REGULATIONS

The land use policy for the subject property is Neighborhood General (NG), which is not subject to the compatibility criteria in Section 3-5.2 of the Subdivision Regulations. The subdivision shall meet all minimum standards of the zoning code, provide street frontage and meet the current standards of reviewing agencies including Metro Public Works, Stormwater and Water Services.

The request will create three infill lots from one existing lot situated between Creighton and Straightway Avenues just west of Porter Road in East Nashville. Each of the lots will be eligible for a two-family unit. Therefore, the proposed subdivision would permit up to six dwellings. A single-family dwelling exists on the subject property, but will be removed prior to recordation of the plat. The site is located south of Berkshire Place apartments. The site does not contain any significant slopes or other environmentally sensitive features.

The subdivision will create three lots. Two of the lots will be oriented to Creighton Avenue to the south while the third lot will be oriented to Straightway Avenue to the north. The existing lot is a double-fronted lot.

The proposed infill subdivision will create three lots with the following areas and street frontages:

- Lot 1: 6,975 sq. ft., (0.16 acres), and 50 ft. of frontage on Creighton Ave;
- Lot 2: 6,975 sq. ft., (0.16 acres), and 50 ft. of frontage on Creighton Ave;
- Lot 3: 8,229 sq. ft., (.19 acres), and 100 ft. of frontage on Straightway Ave.

All lots meet the minimum standards of the R6 zoning district and have frontage on a public street.

WATER SERVICES

Approved

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

• The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions. If sidewalks are required, then they should be shown on the plan per Public Works standards with the required curb and gutter and grass strip.

STAFF RECOMMENDATION

Staff recommends approval of the final plat as it meets the Subdivision Regulations.

CONDITIONS

1. Pursuant to 2-3.4.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to recordation.

2. Provide proof of removal of the existing structure on the property prior to recordation of the plat.

3. Sidewalks are required along the Straightway and Creighton Avenue frontages of the proposed subdivision. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:

- a. Submit a bond application and post a bond with the Planning Department,
- b. Construct sidewalk and have it accepted by Public Works,
- c. Submit contribution in-lieu of construction to the Planning Department, 2 additional lot will require a \$1,000 contribution to Pedestrian Benefit Zone 2-A.
- d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department, or
- e. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.

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

Adam Sager, 516 Heather Place, spoke in favor of the application.

Steve Maybe spoke in favor of the application and noted that they will build smaller homes that are wider on wider lots.

Name not given, 114 Creighton Ave, spoke in opposition to the application and stated that it seems to be a proposal to build a subdivision within a subdivision.

Adam Sager stated that every effort was made to keep this in character with the rest of the neighborhood; the massing of the houses will look very similar. Guest parking will be provided in the rear.

Chairman McLean closed the Public Hearing.

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

Resolution No. RS2014-113

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-030-001 is **Approved with conditions. (9-0)**

CONDITIONS

1. Pursuant to 2-3.4.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to recordation.

2. Provide proof of removal of the existing structure on the property prior to recordation of the plat.

3. Sidewalks are required along the Straightway and Creighton Avenue frontages of the proposed subdivision. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:

- a. Submit a bond application and post a bond with the Planning Department,**
- b. Construct sidewalk and have it accepted by Public Works,**
- c. Submit contribution in-lieu of construction to the Planning Department, 2 additional lot will require a \$1,000 contribution to Pedestrian Benefit Zone 2-A.**
- d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department, or**
- e. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.**

13. 2014S-060-001

EDGE VUE

Map 105-01, Parcel(s) 472-481, 502
Council District 17 (Sandra Moore)
Staff Reviewer: Melissa Sajid

A request for final plat approval to create 18 lots on properties located at 1037, 1039, 1041, 1043, 1045, 1101, 1103, 1105, 1107, and 1109 Archer Street and 1100 12th Avenue South, at the southeast corner of 12th Avenue South and Archer Street, zoned RM20 (2.46 acres), requested by Initial Point Land Surveying, Inc., applicant; Leonard Amdur, owner.

Staff Recommendation: Approve with a condition.

APPLICANT REQUEST

Create 18 lots.

Final Plat

A request for final plat approval to create 18 lots on properties located at 1037, 1039, 1041, 1043, 1045, 1101, 1103, 1105, 1107, and 1109 Archer Street and 1100 12th Avenue South, at the southeast corner of 12th Avenue South and Archer Street, zoned Multi-Family Residential (RM20) (2.46 acres).

Existing Zoning

Multi-Family Residential (RM20) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre. *RM20 would permit a maximum of 49 units.*

CRITICAL PLANNING GOALS

N/A

REQUEST DETAILS

The site currently includes 13 lots. An apartment complex is located on the lot at the corner of 12th Avenue South and Archer Avenue and a triplex is located on each of the remaining 12 lots. All existing structures are proposed to be removed. Surrounding zoning includes R6 and RM20, and the area is characterized by a variety of land uses.

The proposed plan calls for 18 new two-family residential lots with a density of 14.6 dwelling units per acre. The maximum number of units that could be created on this site under the RM20 zoning district is 49 while 36 units are proposed. Each proposed two-family residential lot will contain more than 3,750 square feet of lot area, as required by the RM20 zoning district.

Vehicular access to all proposed lots is from the improved alley located to the south of the site via 11th Avenue South. Since the alley ends behind Lot 4, a joint access easement from the rear of Lot 4 provides alley access to lots 1 – 3. No vehicular access to the property will be permitted along Archer Street, and no parking will be permitted within the front setback which will also serve as a build-to line. Existing sidewalks are located along both the 12th Avenue South and Archer Street frontages.

ANALYSIS

Staff recommends approval of the proposed subdivision as the proposal meets all criteria of the Subdivision Regulations and the Zoning Code.

FIRE MARSHAL RECOMMENDATION

- Approved

STORMWATER RECOMMENDATION

- Approved

WATER SERVICES RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Conditional if approved

- Access drives to lots to be via alley #417.

PUBLIC WORKS RECOMMENDATION

Public Works recommends approval with the following 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 the MPW Traffic Engineers Conditions of Approval.

STAFF RECOMMENDATION

Staff recommends approval with a condition as the final plat is consistent with the Subdivision Regulations and the Zoning Code Requirements.

CONDITIONS

- 1. Prior to recordation, all buildings shall be demolished and removed from the final plat.

Approved with a condition (9-0), Consent Agenda

Resolution No. RS2014-114

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-060-001 is **Approved with a condition. (9-0)**

CONDITIONS

- 1. Prior to recordation, all buildings shall be demolished and removed from the final plat.

L. OTHER BUSINESS

- 14. Capital Improvement Budget for 2014-2015 to 2019-2020.

Approved (8-0-1), Consent Agenda

Resolution No. RS2014-115

"BE IT RESOLVED by The Metropolitan Planning Commission that the Capital Improvement Budget for 2014-2015 to 2019-2020 is **Approved. (8-0-1)**

- 15. Historic Zoning Commission Report
- 16. Board of Parks and Recreation Report
- 17. Executive Committee Report
- 18. Accept the Director's Report and Approve Administrative Items

Approved (9-0), Consent Agenda

Resolution No. RS2014-116

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are **Approved. (9-0)**

- 19. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

April 24, 2014

MPC Meeting

5:30pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

May 8, 2014

MPC Meeting

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

May 22, 2014

MPC Meeting

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

June 12, 2014

MPC Meeting

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

Location change for the following MPC meetings:

July 24, 2014 & October 23, 2014

MDHA Training Center

1419 Rosa Parks Boulevard

N. ADJOURNMENT

The meeting adjourned at 7:32 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: April 24, 2014

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: Richard C. Bernhardt, FAICP, CNU-A

Re: Executive Director's Report

The following items are provided for your information.

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

1. Attending: McLean; Clifton; Dalton; Blackshear; Haynes; Hunt; Ponder; Gee; LeQuire
2. Leaving Early: None
3. Absent: Adkins

B. April 24, 2014 MPC meeting NashvilleNext MPC Topic

1. Schedule for NashvilleNext Work Plan and Community Plan Update (Wood)
2. Upcoming - May 8, 2014 - Arts and Culture Resource Team Goals, Policies and Findings (Driving Forces and Influence Diagrams) (Miskelly)

C. Planning Commission Meetings

1. Due to a conflict with the Election Commission:
 - a. July 24, 2014 – 4:00 pm; MDHA Training Center, 1419 Rosa Parks Blvd; Nashville.
 - b. October 23, 2014 – 4:00 pm; MDHA Training Center, 1419 Rosa Parks Blvd; Nashville.

D. Employee News

1. Introductions
 - a. Stephanie McCullough (began March 31, 2014)
 - b. Latisha Birkeland (began April 14, 2014)
2. We are still looking for the following:
 - a. Vacant Positions
 - i. Planner II in Land Development
 - ii. Re-advertising as a Planner II for the Design Studio with an architectural and urban design background.

E. Communications

1. Introduced an “EasyLinks” page, linked from the main and NashvilleNext front pages, which provides quick access to our most often used links. Included that information in a new publication on zoning basics and procedures which we are distributing at the front counter.
2. Beginning rollout of our NashvilleNext “Meetings to Go” materials this week.

F. Community Planning

G. Land Development

1. Bob Leeman will be attending the annual APA conference and plans on interviewing potential employees.

H. GIS

1. We have finalized a contract with ESRI for us to use City Engine. This will enable us to develop visual simulations of proposed development to first use it with the NashvilleNext scenarios.

I. Executive Director Presentations

1. Upcoming:
 - a. APA National Conference (April 26-30, 2014)
 - i. Lincoln Institute’s Big City Planning Director’s Institute
 - ii. Southern Planning Directors Issues and Advances
 - iii. Communicating Design and Aesthetics In the Planning Office
 - iv. Emerging Professionals Clinic: Advocating for Multiple Parties
 - b. CRT Power of 10 (April 30, 2014)
 - i. Regional Trends and Preferences
 - ii. NashvilleNext Status, Issues and Actions

J. NashvilleNext

1. Presentations and Meetings

- a. Saturday May 10th, 2014, Mayor's Youth Council Youth Summit

2. **Guiding Principles** – They have been vetted and in final Draft Stage. They will form the basis for next stages. **These are the second DRAFT version**

Be Nashville

- Nashvillians lift one another up and help people help themselves.
- Our culture celebrates creativity, respect for history, and optimism for the future.
- Nashville’s welcoming nature represents the best of Southern hospitality and celebrates our cultural and economic diversity, bringing new and old Nashvillians together.

Foster Strong Neighborhoods

- Neighborhoods are the building blocks of our community: they are where we live, work, shop and gather as a community.

Our neighborhoods are healthy, safe, and affordable – friendly to pedestrians, with vibrant parks, welcoming libraries, accessible shopping and employment, valued and protected natural and historic features, and strong schools.

- Our neighborhoods offer Nashvillians choice in where and how to live, including rural, suburban, urban, and downtown options. They grow with us as we move into the future.

Expand Accessibility

- Nashville is accessible, allowing all Nashvillians to come together to work, to play, to learn, and to create community and contribute to civic life, regardless of background or ability.
- Nashville has a complete and efficient transportation system, adding transit, walking, and biking options to our existing road network.
- Nashvillians have genuine access to employment and educational opportunities, online capabilities, civic representation, nature and recreation, and government services.

Create Economic Prosperity

- Nashville's economy is diverse, dynamic and open. It benefits from our culture of arts, creativity and entrepreneurialism.
- Our strong workforce and quality of life make Nashville competitive in the evolving international economy.
 - Nashville's success is based on promoting opportunities for growth and success for individuals from all communities in all sizes and kinds of businesses.
- To provide a foundation for future growth and prosperity, Nashville meets its infrastructure needs in an environmentally responsible way.

Advance Education

- Nashville recognizes that education is a lifelong endeavor; it is how we prepare our children for tomorrow's challenges, and how all Nashvillians remain able to successfully participate in the workforce and civic life. Life-long learning also benefits from the community's investment in continuing education, retraining opportunities and literacy.
- Nashvillians support children and families by ensuring quality PK-12 education for all through support from neighborhoods, businesses, institutions, non-profits, individuals, and governments.
- Nashville's excellent colleges and universities are community assets and tremendous resources for the community that add to its prestige.

Champion the Environment

- Nashville has unique natural environments of breath-taking beauty, exceptional parks and greenways, abundant water and agricultural land that supports local food production. The natural landscapes of Nashville – from the Cumberland River to the steep slopes in the west and the lush tree canopy – are part of our identity.

We protect these landscapes because they contribute to our health and quality of life and provide a competitive advantage to Nashville.

- Nashville enables sustainable living through transportation options, housing choices, economic and social diversity and thoughtful design of buildings and infrastructure.

Ensure Equity for All

- Nashville is stronger because we value diversity in all its forms and welcome all Nashvillians, regardless of age, race, ethnicity, ability or limitation, income, gender, sexual orientation, where you were born or where you live.
- Ensuring equity has been and continues to be central to Nashville's culture. As Nashville changes, we remain committed to removing unjust differences.
- We are vigilant in protecting human rights for all to ensure that all are engaged in decision making and share in the city's growth, prosperity and quality of life.

3. NashvilleNext Overall Schedule

- a. Mapping Future Growth and Preservation (Currently - Spring 2014)
 - i. Community Engagement on Growth Mapping
 - ii. Scenario Development
 - iii. Initial Policy Option Development
- b. Making Policy Decisions (Spring/Fall 2014)
 - i. Community Engagement on Scenario Options
 - ii. Resource Teams and Steering Committee develop policy options
 - iii. Community engagement on policy options
- c. Creating and Adopting the Plan (Fall 2014/Summer 2015)
 - i. Community Vision
 - ii. Policies and Actions
 - iii. Preferred Alternative
 - iv. Implementation Schedule
 - v. Planning Commission Adoption

4. NashvilleNext Key Activities:

- a. Phase 3 (of 5) of the process is completed with over 10,000 participants.
- b. Developing the alternative development scenarios and policy implications based on community input through the priority and growth mapping exercises.
- c. Steering Committee has begun the review of the Resource Teams Goals and Policies.
- d. The launch of the 'Go-To-Meeting' component of the Scenario community engagement will begin this week.
- e. Scenarios are being processed in CommunityViz.
- f. Schedule is shifting to begin phase 4 in June, though we may unveil the scenarios at the Healthy Nashville summit on May 16.
- g. List of special projects underway include:
 - i. The Airport Employment Center Master Design
 - ii. Identification of Downtown open space network
 - iii. Examining the potential use for the Missing Middle housing typology

- Coordinating with MTA and Nashville GreenPrint (tree canopy master plan) as they begin their master planning efforts.

5. Resource Teams:

- NashvilleNext Resource Teams have moved into Phase 2 (of 3) of their process. The purpose of this Phase is to develop goals and policies for each plan element and as impacted by the scenario alternatives. The scenarios and policies will be reviewed by the public starting in June.

Resource Team - Phase 2	1 st	2 nd	3 rd	4 th
Economic/Workforce Development	●	●	○	○
Arts, Culture, & Creativity	●	●	○	○
Natural Resources/Hazard Adaptation	●	●	●	○
Education & Youth	●	●	●	○
Housing	●	●	○	○
Health, Livability, & Built Environment	●	●	●	○
Land Use, Transportation, & Infrastructure (different schedule)	●	○	○	○

6. NashvilleNext Special Studies

- a. Gentrification Analysis and Recommendations** – Work is underway with Ms. Amie Thurber, Ms. Jyoti Gupta, Dr. James C. Fraser and Dr. Doug Perkins of Vanderbilt University on issues and recommendations related to gentrification in Nashville. The recommendations will be considered in the NashvilleNext policy and action phase.
- b. Suburban Retrofit** – In conjunction with the National Association of Realtors will provide real life retrofit examples to make suburban areas more sustainable. The study began with field visits in February 7-9, 2014. Final presentations will be made by the University of Tennessee Students on April 23, 2014. I will be travelling to Atlanta with Kathryn Withers and Andrew Collins for a final presentation from the Georgia Tech students on Friday, April 25, 2014. Study situations include:
 - i. Bellevue Commercial (CM Weiner)** - Amy Bledsoe and Erin Sherman (GT); Laura Flores (UT)
 - (1) **Location** - The south side of Highway 70S, across from the Bellevue Mall.
 - (2) **Intent** - Make a There-There
 - (3) **Description** - Overly deep retail parcel that has been subdivided and layered without parcels into a sprawling mess with fronts facing backs, no sense of place, reduced visibility, and likely run-off issues/Install an urban framework that enables parcels to be re-inhabited and redeveloped with a sense of place that restores the social capital lost from the dead mall, connect to the green

space, connect to the neighborhood. The site provides the opportunity to create a sense of place that responds to the community plan development scenario for the redevelopment of the former Bellevue Center site on the opposite side of a more multi-modal, walkable Highway 70S.”

- ii. **Bellevue Civic (CM Weiner)** - Jim Boyers and Jiawen Wang (GT); Melissa Dooley (UT)
 - (1) Location - the “civic center” at Bellevue Middle School, the new library and Red Caboose Park.
 - (2) Intent – Create a Town Center
 - (3) Description - Although adjacent to one another, the public facilities do not relate to each other spatially or invite synergistic sharing of parking or other facilities/create a civic center that is greater than the sum of its parts. With continued anticipated public investment this site provides a great opportunity to create an interrelated and walkable town center.

- iii. **Bordeaux (CM Matthews)** – Kyle Nichols (UT)
 - (1) Location - The Kroger on Clarksville Pike at West Hamilton Avenue.
 - (2) Intent – Connect with the Community: Housing diversity; Walkability; Neighborhood Serving Uses.
 - (3) Description -Underutilized retail land; failed/failing retail in a declining neighborhood/possible exploration of missing middle housing types, community-serving uses, linkage of affordable housing to affordable transportation?

- iv. **Antioch Employment Center (CMs Dowell & Duvall)** - Josh Tooill (GT); Adam Heibrun (UT)
 - (1) Location - The Crossings extension to Cane Ridge High School.
 - (2) Intent – Establishment of a walkable mixed-use employment center with considerable employment options, housing choices and support services and facilities.
 - (3) Description - Establishing a new Corridor? New Infill and Connectivity? Create a livable place from an employment center and older suburban independent mixed uses. There are opportunities to include the substantial amount of vacant land and the neighboring high school while accommodating the environmental challenges by integrating those as site amenities.

- v. **South Nashville – Abandoned Kmart (CM Harmon)** - Kevin Adams and James VanHorn (GT)
 - (1) Location -The abandoned Kmart at Harding Place and Nolensville Road.
 - (2) Intent – Driving Change on Corridors
 - (3) Description - Intersection quadrant: auto-oriented retail surrounding intersection, but disconnected from each other and from adjacent neighborhoods/new urban framework to improve connectivity around the

intersection and into the neighborhoods. Increasing walkability is a huge component of this node. For a suburban location, there are numerous pedestrians struggling to traverse the area. The abandoned Lowe's isn't too far away from this site so there is potential connection between sites to be made. Also, there are unique approaches to capitalize on the international community in this area would be good.

vi. South Nashville – Abandoned Lowes (CM Blalock)- Kevin Adams and James

VanHorn (GT); Cody Rau (UT)

(1) Location - The abandoned Lowes on Nolensville Pike at Cotton Lane.

(2) Intent – Driving Change at Key Locations

(3) Description - dead big box; deep retail parcels with limited visibility/urban framework to increase connectivity and establish better transitions from the residential areas to the corridor. While a more isolated big box site, increasing walkability is a huge component of this site. Connections to adjacent neighborhoods as well as along the pike are rich opportunities. This is another area where there are unique approaches to capitalize on the international community in this area.

vii. Old Hickory Village (CM Barry) - Kevin Ilaoa and Migyoung Ko (GT); Sean Miller (UT)

(1) Location - The town center (A historic factory town)

(2) Intent – Recreate the Historic Town Center

(3) Description - Underperforming town center/ catalysts for revitalization.

viii. North by Northeast (CM Harrison) - Yigong Zhang (GT); Kyle Jenkins (UT)

(1) Location - West Trinity Lane at I-65 Highway.

(2) Intent – Establishment of a walkable mixed-use community center

(3) Description - Abandoned hotel and tourist uses originally serving the Opryland entertainment complex. Adjacent commercial/industrial; ad hoc uses, odd shaped lots with little relationship to adjacent corridors or neighborhoods/urban framework to support better connectivity and transitions. This is one of the city's most underutilized corridor. Additionally, it is one of the areas of town where additional density is often brought up by residents and business owners. There are unique opportunities to capitalize on the great views of Downtown and the convenient location to getting around Nashville in various directions with easy access to the Interstate and Briley Parkway. With specific floodplain issues, the location has the potential for a signature green infrastructure/network.

ix. Wedgewood Makers @ I-65Area (CM Moore) - Justin Wallace (GT); Dylan Buc (UT)

(1) Location - I-65 –properties east of I-65, and bordered by the RR tracks, from the Adventure Science Center south to the Craighead St. area.

(2) Intent – Evolve a Creative Village

(3) Description - Highway Adjacent Commercial/industrial: isolated wedge of diverse but disconnected uses/transitions from highway to neighborhoods. An

opportunity to take advantage of the diversity of buildings and population as well as its great location, proximity to Downtown and interstate access.

- x. **Centennial Blvd @ The Nations (CM Baker & Langster)**- Amy Bledsoe and Erin Sherman (GT); John Battle (UT)
 - (1) Location - Centennial Blvd. and 51st Ave., industrial/warehousing properties.
 - (2) Intent – Create Transition in a Border Vacuum
 - (3) Description - Underused industrial properties blighting abutting residential neighborhood/catalysts for re-habitation, connection to waterfront?

- xi. **Nashville State Community College (CM Holleman)**- Jim Boyers and Jiawen Wang (GT); Zane Espinoza (UT)
 - (1) Location -The school property on White Bridge Pike.
 - (2) Intent – Suburban Do Over – Making a Community Center
 - (3) Description - Suburban campus w vast parking lots/urban framework for growth into a more walkable, urban, mixed-use campus? Also consider a complete redevelopment.

- xii. **Woodbine Commercial Core (CM Tenpenny)** - Kevin Ilaoa and Migyoung Ko (GT)
 - (1) Location -Nolensville Pike “Main St.” area abutting the Woodbine residential neighborhood, and industrial property along RR.
 - (2) Intent – Enhance an International Main Street
 - (3) Description - Main Street that's missing teeth/urban infill, possible introduction of "missing middle" housing types, identify catalysts for redevelopment. The area has a strong sense of identity but some specific design and land use problems – head-in parking, lack of walkability, a few too many auto-oriented uses, and lack of enough residential density on/near Nolensville Pike to support better mass transit. There is a need to maintain the affordability and character of the area (ethnic restaurants and retail) and build off it through a realistic phasing plan for intensifying the development with the intent of supporting mass transit, increasing walkability, and adding housing options.

That grant, provided through the Greater Nashville Association of Realtors and matched by a similar contribution from the Metropolitan Planning Commission, will fund research by a key team of urban planners and strategists from Georgia Tech University, led by Professor Ellen Dunham-Jones, a nationally recognized expert in urban retrofitting. The University of Tennessee design studio, under the direction of T. K. Davis, will also be part of this effort.

c. Jefferson Street Economic Analysis - Identification of inner-city commercial districts comparable to Jefferson Street in other cities that have achieved sustained economic revitalization. Analysis of public policies, private investments, and other public- private interventions that was instrumental to the successful revitalization. Focus of the study is to identify cases, interventions and factors that lead to revitalization without gentrification-related displacement of existing residents and small businesses. The case studies will include identification of programs beyond the typical public sector approaches of land acquisition, rezoning, and streetscape improvements. We have received a copy of the final draft for review. Vanderbilt (Dr. Doug Perkins and Karl Jones) and TSU (Dr. David Patchett)

B. Planning Commission Workshops (all include 1.5 hours Planning Commissioners Training credits)

C. APA Training Opportunities

4. Scheduled APA Webinars
5. Nashville Room, 2nd floor MOB.
6. All are scheduled from 3:00 – 4:30 pm
7. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording)
May 14, 2014	Jane Jacob's Legacy and New Urbanism
June 4, 2014	Introducing New Density to the Neighborhood
June 25, 2014	2014 Planning Law Review

Administrative Items

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff and are ready to be approved by the Planning Commission through acceptance and approval of this report or otherwise approved on behalf of the Planning Commission **through 04/18/2014**.

APPROVALS	# of Applications	Total # of Applications 2014
Specific Plans	1	9
PUDs	0	1
UDOs	0	1
Subdivisions	6	50
Mandatory Referrals	3	51
Grand Total	10	112

SPECIFIC PLANS (finals only): MPC Approval						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
02/14/14	4/7/2014	APADMIN	2007SP-176-001	SOUTHCREST CLINIC (FINAL)	A request for final site plan approval for the Southcrest Clinic Specific Plan District on property located at 90 Thompson Lane, approximately 270 feet west of Hartford Drive (0.37 acres), to permit a general office use and to modify the approved parking lot layout, requested by C.W. Son, applicant; Kay Son, owner.	16 (Tony Tenpenny)

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

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

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

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

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
04/02/14	4/14/2014	APADMIN	2014M-022ES-001	4912 MICHIGAN AVENUE ABANDONMENT OF RETAINED EASEMENT RIGHTS	A request to abandon retained easement rights in a portion of the former right-of-way of 50th Avenue North (closed via Council Ordinance O77-710) on property located at 4912 Michigan Avenue, requested by Metro Water Services, applicant; West Nashville Living, LLC, owner.	20 (Buddy Baker)
04/07/14	4/14/2014	APADMIN	2014M-005AB-001	MCGAVOCK PIKE (PORTION OF)	A request to abandon a portion of McGavock Pike (easements and utilities to be retained) at its terminus adjacent to property located at 2830 McGavock Pike, requested by Councilmember Phil Claiborne, applicant.	15 (Phil Claiborne)
03/26/14	4/15/2014	APADMIN	2014M-015PR-001	225 POLK AVENUE PROPERTY DISPOSITION	A request to declare surplus and approve the disposition of a certain parcel of real property located at 225 Polk Avenue, requested by the Metropolitan Department of Finance, applicant.	19 (Erica S. Gilmore)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District # (CM Name)
12/12/13	4/7/2014	APADMIN	2014S-011-001	ASHTON PLACE, RESUB LOT 2	A request for final plat approval to create two lots on property located at 3407 John Mallette Drive, approximately 115 feet west of Manchester Avenue, zoned RS10 (0.46 Acres), requested by Campbell, McRae & Associates Surveying, Inc., applicant; Henry and Mary Hill, owners.	02 (Frank R. Harrison)
01/27/14	4/7/2014	APADMIN	2014S-029-001	SHARP & HORN'S, RESUB LOT 11	A request for final plat approval to create two lots on property located at 1114 Straightway Avenue, approximately 450 feet east of Gallatin Avenue, zoned R6 (0.41 Acres), requested by CK Surveyors, LLC, applicant; Peter King, owner.	06 (Peter Westerholm)
02/27/14	4/7/2014	APADMIN	2014S-057-001	INDIAN CREEK, PH 3 SEC 1	A request for final plat approval to create 9 lots on a portion of property located at 6079 Culbertson Road, approximately 580 feet north of Tapoco Lane, zoned RS10 (2.10 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; SAF Properties, owner.	31 (Fabian Bedne)
02/28/14	4/9/2014	APADMIN	2014S-063-001	ROY'S BLUE BERRY HILL ROAD PROPERTY	A request for final plat approval to create one lot on a portion of property located at 4207 Blue Berry Hill Road, approximately 3,860 feet west of Old Hickory Boulevard, zoned AR2a (2.576 acres), requested by H & H Land Surveying, Inc., applicant; David and Pamela Roys, owners.	01 (Lonnell Matthews, Jr.)
10/08/13	4/10/2014	APADMIN	2012S-131-002	RIVERSIDE DRIVE, SEC 1	A request for final plat approval to create four lots on property located at Riverside Drive (unnumbered), opposite Huntleigh Drive, zoned R10, (2.11 acres), requested by Riverside Development, LLC, owner; Chandler Surveying, applicant.	06 (Peter Westerholm)
01/15/14	4/14/2014	APADMIN	2013S-178-002	VAULX LAND, RESUB LOT 5 & PART OF LOT 4 (FINAL SITE PLAN)	A request for final site plan approval to create five lots with one duplex lot on property located at 929 Gale Lane, at the southeast corner of Gale Lane and Craig Avenue, zoned R10 (1.49 acres), requested by 2400 Ventures, LLC, owner; HFR Design, applicant.	17 (Sandra Moore)
12/12/13	4/7/2014	APADMIN	2014S-011-001	ASHTON PLACE, RESUB LOT 2	A request for final plat approval to create two lots on property located at 3407 John Mallette Drive, approximately 115 feet west of Manchester Avenue, zoned RS10 (0.46 Acres), requested by Campbell, McRae & Associates Surveying, Inc., applicant; Henry and Mary Hill, owners.	02 (Frank R. Harrison)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
4/14/2014	Approved Extension/Reduction	2006B-073-009	HIDDEN SPRINGS, PHASE 2

Calendar of Events

- A. **Thursday, May 8, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, May 22, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Tuesday, May 27, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- D. **Thursday, June 12, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Tuesday, June 24, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- F. **Thursday, June 26, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Tuesday, July 22, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- H. **Thursday, July 24, 2014** - [MPC Meeting](#); 4pm, **MDHA Training Center, 1419 Rosa Parks Blvd; Nashville, TN 37208.**
- I. **Thursday, August 14, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Tuesday, August 26, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- K. **Thursday, August 28, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, September 11, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Tuesday, September 23, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- N. **Thursday, September 25, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. **Thursday, October 9, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- P. **Thursday, October 23, 2014** - [MPC Meeting](#); 4pm, **MDHA Training Center, 1419 Rosa Parks Blvd; Nashville, TN 37208.**
- Q. **Tuesday, October 28, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- R. **Thursday, November 13, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- S. **Tuesday, November 25, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- T. **Thursday, December 11, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- U. **Tuesday, December 23, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)

- V. Thursday, January 8, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- W. Tuesday; January 27, 2015 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**