



# METROPOLITAN PLANNING COMMISSION MINUTES

**Thursday, August 28, 2014**

**4:00 pm Regular Meeting**

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

## **MISSION STATEMENT**

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

Commissioners Present:  
Jim McLean, Chair  
Greg Adkins, Vice Chair  
Stewart Clifton  
Hunter Gee  
Derrick Dalton  
Lillian Blackshear  
Jessica Farr  
Andree LeQuire

Staff Present:  
Rick Bernhardt, Executive Director  
Doug Sloan, Deputy Director  
Kelly Adams, Administrative Services Officer III  
Craig Owensby, Public Information Officer  
Kathryn Withers, Planning Manager II  
Carrie Logan, Planner III  
Jason Swaggart, Planner II  
Greg Claxton, Planner II  
Andrew Collins, Planner II  
Melissa Sajid, Planner II  
Latisha Birkeland, Planner II  
Lisa Milligan, Planner II  
Jen Nalbantyan, Planner I

Commissioners Absent: Jeff Haynes, Councilmember Walter Hunt

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

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

## Notice to Public

---

**Please remember to turn off your cell phones.**

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

Agendas and staff reports can be viewed on-line at [www.nashville.gov/mpc/agendas](http://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](http://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](mailto: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](http://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](http://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](http://www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf)

### Legal Notice

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



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

# MEETING AGENDA

---

## A. CALL TO ORDER

The meeting was called to order at 4:01 p.m.

## B. ADOPTION OF AGENDA

Mr. Clifton moved and Mr. Adkins seconded the motion to adopt the agenda. (7-0)

## C. APPROVAL OF AUGUST 14, 2014 MINUTES

Mr. Adkins moved and Ms. Farr seconded the motion to approve the August 14, 2014 minutes. (7-0)

## D. RECOGNITION OF COUNCILMEMBERS

Ms. LeQuire stepped in the room at 4:03 p.m.

Councilmember Steve Glover spoke in favor of the deferral of Item 8 to the September 11, 2014, Planning Commission meeting.

Council Lady Dowell spoke in favor of the deferral of Item 3 to the October 9, 2014, Planning Commission meeting.

Councilmember Banks spoke regarding Item 1 and noted neighbor concerns with increased traffic and density.

## E. NASHVILLENEXT UPDATE

Mr. Claxton presented the NashvilleNext Update.

---

## F. ITEMS FOR DEFERRAL / WITHDRAWAL

---

3. **158-77P-004**  
HICKORY HOLLOW RETAIL

8. **2014S-170-001**  
EARHART ROAD SUBDIVISION

Mr. Clifton moved and Mr. Dalton seconded the motion to approve the deferred items. (8-0)

---

## 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.

2. **2014SP-053-001**  
56TH & PENNSYLVANIA

4. **178-83P-001**  
CHARLOTTE CENTRE

5. **2014S-161-001**  
ACKLEN AT MURPHY

6. **2014S-136-001**  
HARBOURTOWN VILLAGE, FIRST REVISION, RESERVE PARCEL

7. **2014S-163-001**  
WEST END ANNEX, RESUB LOTS 3 & 4

- 9. New employee contract for Mary Connelly**
- 10. Certification of compliance with the DTC's Bonus Height Program for 205 Demonbreun Street.**
- 11. Amendment to the grant contract between TDOT and the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO to reflect an increase in grant budget amount.**
- 12. Contract between MPC, on behalf of MPO, and Nashville MTA for assistance in carrying out regional planning activities as described in the adopted federal fiscal years 2014 and 2015 Unified Planning Work Program. Funding will be provided by the MPO from its Federal Transit Administration 5303 grant agreement with TDOT.**
- 16. Accept the Director's Report and Approve Administrative Items**

Mr. Dalton moved and Mr. Gee seconded the motion to approve the Consent Agenda. (8-0)

---

## 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.

### No Cases on this Agenda

---

## 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).

### No Cases on this Agenda

---

## 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.

### Specific Plans

#### 1. 2014SP-046-001

##### **CHURCH STREET TOWNHOMES**

Map 171, Parcel(s) 041-042, 071, 072, 100, 105, 114 Map 171-02, Parcel(s) 005, 006 and P/O 002, 003 and 004  
Council District 04 (Brady Banks)  
Staff Reviewer: Jason Swaggart

A request to rezone from R40 to SP-MR zoning for properties located at 500, 524, 532, 554, 558, 552, 556 Church Street East, 5665, 5669, 5671 Valley View Road and 5693, 5689 Cloverland Drive, (17.58 acres), to permit up to 118 residential units, requested by Lands End, applicant; various property owners.

**Staff Recommendation: Disapprove**

##### **APPLICANT REQUEST**

**Preliminary SP to permit 118 residential units.**

##### Preliminary SP

A request to rezone from One and Two-Family Residential (R40) to Specific Plan – Mixed Residential (SP-MR) zoning for properties located at 500, 524, 532, 554, 558, 552, 556 Church Street East, 5665, 5669, 5671 Valley View Road and 5693, 5689 Cloverland Drive, (17.58 acres), to permit up to 118 residential units.

##### **Existing Zoning**

One and Two-Family Residential (R40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25 percent duplex lots. *R40 would permit a maximum of 19 lots with 4 duplex lots for a total of 23 units.*

##### **Proposed Zoning**

Specific Plan-Mixed Residential (SP-MR) 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 a mixture of housing types.

##### **CRITICAL PLANNING GOALS**

N/A

## **SOUTHEAST COMMUNITY PLAN**

Suburban Neighborhood Maintenance (T3 NM) policy is intended to preserve the general character of suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and the public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

### Consistent with Policy?

No. The policy is intended to preserve the general character of a suburban neighborhood. While the policy permits densities up to 20 units per acres, densities on the upper end of the scale are only appropriate with a design that fits into the overall suburban character. In transition areas development should provide a smooth transition from more intense residential and/or commercial uses to less intense residential uses. The site lies between more intense commercial and residential uses to the west and a traditional suburban single-family development pattern to the east. Staff does not find that the proposed plan provides the appropriate transition from west to east.

## **PLAN DETAILS**

The approximately 17 acre site is located on the northwest quadrant of Church Street East and Cloverland Drive. It consists of several properties, and portions of properties. Several of the lots contain single-family homes and a large portion of the site consists of dense wooded areas. There is a small stream that bisects the property.

### **Site Plan**

The plan proposes 118 residential units. There are several unit types which are described as follows:

- 33 – 30' Front loaded townhome units;
- 15 – 30' Front loaded (onto private drives);
- 37 – 24' Alley loaded (half story recessed garage);
- 28 - 24' Alley loaded (full story recessed garage);
- 5 – 30' Front loaded with double front façade.

Units along Church Street East consist of 28 alley-loaded units. These units consist of two groups of four attached units and four groups of five attached units. The units along Cloverland Drive are internally front loaded, but the units are to be designed so that the rear (facing Cloverland Drive) appears to be the front. Internal alley units will either front onto proposed new streets or open space. Internal front loaded units either front onto proposed new streets or private drives that parallel the new streets.

Setbacks along Church Street East and Cloverland drive are approximately 35 feet. Internal setbacks vary from approximately 20 feet to 13 feet.

Units would be accessed by new public streets or alleys. New streets would connect to Church Street East at two locations. New sidewalks are proposed along Church Street East and Cloverland Drive.

## **ANALYSIS**

Staff does not find the plan consistent with Suburban Neighborhood Maintenance land use policy. The plan does not provide an adequate transition from the multi-family area west of the site to the single-family area to the east.

## **FIRE MARSHAL'S OFFICE**

N/A

## **PUBLIC WORKS RECOMMENDATION**

### **Returned for corrections**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Submit solid waste and recycling container location(s). Dumpsters must be accessible by SU-30.
- Indicate the walking path, along Church, is to be straightened and must follow the centerline of the road grade. Install MPW standard curb and gutter at the existing EOP.
- Sidewalks along the roads must be located within the ROW, may require dedication.
- The faces of the proposed garages must be located either 5 feet from the back of sidewalk or 20 feet from the back of sidewalk.
- The main loop road around the site connecting Church St must be ST-252.
- Submit preliminary centerline profile to MPW.
- Sight triangles are labeled but not dimensioned; include the proposed landscape within the triangles.
- Identify guest parking.

- Main loop road to be Public Street, all others to be private with driveway ramps. Alleys to meet MPW standard St-263 for pavement and width.

**TRAFFIC AND PARKING**  
**Conditions if approved**

- Developer shall install the following recommended road improvements. Developer shall design signal plan and submit to Metro traffic engineer for approval. Developer shall submit construction plans for road and signal improvements.
  - Extend the southbound right turn lane on Cloverland Drive approximately 200 feet and provide taper to AASHTO standards.
  - The final design of each of the project access drives should have one exiting lane and one entering lane.
  - The final design of each of the project access drives should be completed such that departure sight triangles, as specified by AASHTO, will be clear of all potential sight obstructions, including horizontal and vertical curvature, landscaping, monument signs, etc.
  - Sidewalk should be provided on along the project site frontage on Church Street East and Cloverland Drive.
  - Pedestrian facilities should be provided at the intersection of Church Street East and Cloverland Drive/Jones Parkway for crossing the west leg of Church Street East. Specifically, a crosswalk should be provided for the west leg between the southwest corner and the channelized right turn island on the northwest corner. A crosswalk across the southbound right turn lane should be provided. ADA compliant pedestrian signals and pushbuttons should be provided for the crosswalk on the west leg. Curb ramps with detectable warning should be provided for the northwest and southwest corners. Pedestrian pushbutton poles or pedestrian pedestal poles may be required for the southeast and southwest corners in order to provide ADA compliance for the existing crosswalk.
  - Install a Pedestrian Crossing (W11-2) warning sign with a diagonal downward pointing arrow (W16-7P) plaque at the crosswalk for the southbound right turn lane.
  - The signal timing and phasing should be modified for the AM peak period to provide a shorter cycle length in order to reduce the intersection control delay.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	17.58	1.08 D	23 U*	221	18	24

\*Based on R40 allowing 25% duplex lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	17.58	-	118 U	845	63	84

Traffic changes between maximum: **R40** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 96 U	+624	+45	+60

**STORMWATER RECOMMENDATION**

**Returned for corrections**

- Add 78-840 Note.
- For the stream buffers, show and label the most restrictive floodway line. Then show the 50' and 25' zoned buffers. Then show the area that was approved based on the variance.
- Cite the variance number to the plans.
- Add note to plan stating that the stream crossing is to be perpendicular. Show a perpendicular crossing.
- Excess water quality / quantity bypass was observed.
- Add Buffer Note.
- Add Preliminary Note.
- Add Access Note.

- Add C/D Note.

## **WATER SERVICES**

**Approved**

### **METRO SCHOOL BOARD REPORT**

**Projected student generation existing R40 district: 2 Elementary 1 Middle 1 High**

**Projected student generation proposed SP-MR district: 7 Elementary 3 Middle 2 High**

The proposed SP-MR zoning district could generate 8 more students than what is typically generated under the existing R40 zoning district. Students would attend Granbery Elementary, Oliver Middle School, and Overton High School. All three schools are over capacity. There is additional capacity within the cluster for additional middle school students, but there is no additional capacity in the cluster for elementary or high school students. There is capacity for additional high school students in the adjacent Antioch, Glencliff and Hillsboro high school clusters. This information is based upon data from the school board last updated September 2013.

### **Fiscal Liability**

The fiscal liability of 5 new elementary students is \$107,500 (\$21,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

### **STAFF RECOMMENDATION**

Staff recommends disapproval as the request is not consistent with suburban Neighborhood Maintenance land use policy or has the plan been approved by Metro Public Works or Metro Stormwater.

### **CONDITIONS (if approved)**

1. Uses shall be limited to 118 residential units.
2. All Public Works and Stormwater changes must be provided on the plan.
3. All Public Works and Stormwater conditions must be met.
4. Prior to the approval of any final site plan any additional ROW along Church Street East or Cloverland needed to meet the Major and Collector Street plan shall be dedicated.
5. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
7. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Mr. Swaggart presented the staff recommendation of disapproval.

Jeff Heinze, spoke in favor of the application and noted that it does comply with the land use policy.

Matt Williams, builder, spoke in favor of the application.

Robert Shelton, 552 Church Street E, spoke in favor of the application.

Loretta Shelton, 552 Church Street E, spoke in favor of the application.

Don Branham, 5689 Cloverland Drive, spoke in favor of the application and noted that it will improve the appearance of the neighborhood.

Catherine (last name unclear), 529 Church Street E, spoke in favor of the application due to the sidewalks and neighborhood watch that it will provide.

Ruth Ann Blackwood, 5650 Cloverland Drive, spoke in opposition to application and noted concerns with increased traffic and density.

Amy Greer, 5801 Cloverland Drive, spoke in opposition to the application and noted concerns with increased traffic and density.

Chad High, 5652 Valley View Road, allowed his son to speak in opposition to the application due to environmental concerns as well as traffic concerns.



Paul Reiter, 5672/5680 Cloverland Drive, spoke in opposition to the application due to traffic and environmental concerns.

Brenda Martin, 5672/5680 Cloverland Drive, spoke in opposition to the application and noted that it conflicts with the character of the neighborhood.

John Sherlock, 5613 Valley View Road, spoke in opposition to the application due to adding increased traffic to an existing traffic nightmare.

J.P. Robinson, 5736 Cloverland Drive, spoke in opposition to the application due to traffic, safety, and density concerns.

Dianne Turner, 5639 Valley View Road, spoke in opposition to the application and noted that it is outside the land use policy that was agreed upon several years ago; it will change the character of the neighborhood.

John York, 5660 Valley View Road, spoke in opposition to the application due to traffic concerns.

Charles Fentress, 5601 Cloverland Drive, spoke in opposition to the application due to traffic concerns.

Tom White, 36 Old Club Court, spoke in favor of the application and asked for approval.

**Chairman McLean closed the Public Hearing.**

Mr. Adkins noted that the transition seems to be lacking.

Mr. Clifton spoke in favor of staff recommendation of disapproval and stated that it is inconsistent with the land use policy per staff analysis.

Mr. Gee spoke in favor of staff recommendation of disapproval and stated that there are some places in the county where we haven't built the infrastructure to handle the development.

Ms. Blackshear noted that not only is there an issue with complying with the land use policy; there are also issues with Metro Public Works and Metro Stormwater.

Ms. LeQuire noted at this level of density, it won't match what is currently in the area; there are ways to do the site that could give a quality of life to the people that are buying it if the product design/type were different.

Ms. Farr noted that she would consider supporting a lower density product, but this is not consistent with the land use policy.

Mr. Clifton suggested deferral to see if the comments heard might lead to a reshaping of the project.

Tom White agreed to a deferral.

**Ms. LeQuire moved and Mr. Dalton seconded the motion to defer to the September 25, 2014, Planning Commission meeting. (8-0)**

**Resolution No. RS2014-214**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-046-001 is Deferred to the September 25, 2014, Planning Commission meeting. (8-0)**

**2. 2014SP-053-001**

**56TH & PENNSYLVANIA**

Map 091-06, Parcel(s) 198-199  
Council District 20 (Buddy Baker)  
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for properties located at 5600 and 5602 Pennsylvania Avenue, at the northwest corner of Pennsylvania Avenue and 56th Avenue North, (0.39 Acres), to permit up to nine residential dwelling units, requested by Dale & Associates, applicant; West Nashville Free Will Baptist Church, Inc., owner.

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

**APPLICANT REQUEST**

**Permit nine residential dwelling units.**

## Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for properties located at 5600 and 5602 Pennsylvania Avenue, at the northwest corner of Pennsylvania Avenue and 56th Avenue North, (0.39 Acres), to permit up to nine residential dwelling units.

### **Existing Zoning**

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 3 lots with 3 duplex lots for a total of 6 units.*

### **Proposed Zoning**

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

### **CRITICAL PLANNING GOALS**

- Supports Infill Development
- Creates Walkable Neighborhoods

The SP creates an opportunity for infill housing as it adds additional density in an area served by adequate infrastructure. In addition, sidewalks are proposed adjacent to the site which will increase walkability in an area that is not served currently by an existing sidewalk network.

### **WEST NASHVILLE COMMUNITY PLAN**

Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

#### Consistent with Policy?

Yes, the SP is consistent with the Urban Neighborhood Maintenance policy. This policy is intended to preserve the character of the existing neighborhood in terms of its development pattern, building form, land use and the public realm. The neighborhood includes variety of uses including single-family, two-family, educational and institutional uses. Furthermore, the SP proposes to keep the existing church building and adapt the structure to the proposed residential use.

### **PLAN DETAILS**

The site is located at the northwest corner of the intersection of Pennsylvania Avenue and 56<sup>th</sup> Avenue North. A church is located on the site. Surrounding zoning is R6, and the area is characterized by a mixture of uses. Access to the site is from Pennsylvania Avenue.

#### Site Plan

The plan proposes 9 residential units. The maximum height of the units will be two stories in 35' with an exception for a rooftop terrace. A landscape buffer is proposed between the site and the existing single-family residence to the west.

The overall site layout includes four detached units located at the front of the property and five attached units at the rear. Two of the detached units front on Pennsylvania Avenue and maintain the rhythm of the street established by the existing single-family residences to the west. The remaining units are oriented to an interior courtyard. The proposed attached units incorporate the existing church structure into the design. Currently the church is a one-story building, but the plan proposes not only to renovate the exterior but also to add an additional story. By providing an additional story, the units will be able to incorporate alley access in the first story.

The facades of units 1 and 2 that face Pennsylvania include porches and front doors with sidewalk connections. Since units 2, 3 and 9 have side façades with frontage on 56<sup>th</sup> Avenue North, it is important that these units are designed so that the units relate well to those streets and enhance the pedestrian experience. Architectural images have not been included with the preliminary SP. The SP, however, includes notes that address design considerations for the SP. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS and vinyl siding will not be permitted as building materials. Building elevations will be submitted and reviewed with the final SP site plan.

All units include two parking spaces. The parking for the detached units incorporates one surface space and a second covered space while the attached units have two spaces available in garages that are accessed from the alley at the rear of the property. Sidewalks are proposed along both the Pennsylvania Avenue and 56<sup>th</sup> Avenue North street fronts. Interior sidewalks are provided that connect the units to the proposed public sidewalk.

**ANALYSIS**

The proposed SP is consistent with the Urban Neighborhood Maintenance and meets two critical planning goals. Staff recommends approval with conditions and disapproval without all conditions.

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

Approved

**TRAFFIC & PARKING RECOMMENDATION**

No exception taken

**WATER SERVICES RECOMMENDATION**

Approved

- Approved as Preliminary SP.
- Applicant will be required to submit construction plans and pay capacity fees before the Final SP will be approved.

**PUBLIC WORKS RECOMMENDATION**

No exception taken

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- With Final SP design coordination with MPW will be required to ensure ADA compliance for the proposed sidewalk construction. Existing utilities may need to be relocated or additional sidewalk construction may be required to meet ADA minimums.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.39	7.26 D	4 U*	39	3	5

\*Based on two two-family lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (210)	0.39	-	9 U	87	7	10

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 5 U	+48	+4	+5

**SCHOOL BOARD REPORT**

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

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

The proposed SP-R zoning district would generate three more students than what is typically generated under the existing R6 district. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School. Cockrill Elementary School has been identified as over capacity. There is capacity within the cluster for elementary school students. 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.

**CONDITIONS**

1. Uses within the SP shall be limited to nine residential units.
2. The street facing side façades of Units 2, 3 and 9 shall be designed so that the units relate to the streets. Architectural elevations shall be submitted with the final site plan and shall be reviewed by Planning to determine if this goal has been met.
3. 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 RM20 zoning district as of the date of the applicable request or application.
4. 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.
5. 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.
6. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions. (8-0), Consent Agenda

**Resolution No. RS2014-215**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-053-001 is **Approved with conditions and disapproved without all conditions. (8-0)**

**CONDITIONS**

1. Uses within the SP shall be limited to nine residential units.
2. The street facing side façades of Units 2, 3 and 9 shall be designed so that the units relate to the streets. Architectural elevations shall be submitted with the final site plan and shall be reviewed by Planning to determine if this goal has been met.
3. 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 RM20 zoning district as of the date of the applicable request or application.
4. 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.
5. 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.
6. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

---

**K. PLANNING COMMISSION ACTIONS**

---

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

**Planned Unit Developments: final site plans**

**3. 158-77P-004**

**HICKORY HOLLOW RETAIL**

Map 163, Parcel(s) 307  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a portion of the Hickory Hollow Retail Commercial Planned Unit Development Overlay District for property located at 771 Bell Road, at the northeast corner of Bell Road and Mt. View Road, zoned R8, (5.87 acres), to permit the development of a 1,500 square foot check cashing facility where a 7,500 square foot restaurant was previously approved, requested by Advanced Systems, Inc., applicant; The Corner, LLC, owner.

**Staff Recommendation: Approve with conditions.**

**The Metropolitan Planning Commission deferred 158-77P-004 to the October 9, 2014, Planning Commission meeting. (8-0)**

**4. 178-83P-001**

**CHARLOTTE CENTRE**

Map 102-08, Parcel(s) 117  
Council District 20 (Buddy Baker)  
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan and for final site plan approval for a portion of the Charlotte Centre Commercial Planned Unit Development Overlay District for property located at 3710 Annex Avenue, at the corner of Charlotte Pike and Annex Avenue, zoned CS, (13.95 acres), to revise the mix of permitted land uses, requested by Walter Davidson & Associates, applicant; ULAX Estates, Inc., owner.

**Staff Recommendation: Approve with conditions, including updated conditions of approval from Public Works.**

**APPLICANT REQUEST**

**Revise a portion of a Planned Unit Development and for final site plan to permit retail space.**

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of the Charlotte Centre Commercial Planned Unit Development Overlay district for property located at 3710 Annex Avenue, at the corner of Charlotte Pike and Annex Avenue, zoned Commercial Service (CS), (13.95 acres), to revise the mix of permitted land uses.

**Existing Zoning**

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

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

**CRITICAL PLANNING GOALS**

N/A

**SITE PLAN**

The plan proposes to change the existing 82,400 square foot bowling alley building into a retail use.

The entire parking area, except Chick-fil-A, will receive asphaltic concrete overlay. The proposed plan adds internal tree islands to the existing parking lot along the perimeter, except Chick-fil-A. Landscape island trees have been added where needed to meet landscaping and buffering requirements. There is an existing 24 foot stormwater drainage easement running across the property.

Charlotte Centre has the following existing and proposed land uses:

	<u>Existing</u>	<u>Proposed</u>
Bowling Alley	82,400 Sq. Ft.	-0-
Retail	43,820 Sq. Ft.	126,220 Sq. Ft.
Restaurant	8,358 Sq. Ft.	8,358 Sq. Ft.
Fast Food Restaurant	<u>4,179 Sq. Ft.</u>	<u>4,179 Sq. Ft.</u>
Total	138, 757 Sq. Ft.	138,757 Sq. Ft.

All access points within the PUD remain the same. There is one ingress/egress driveway along Charlotte Pike and two ingress/egress points along Annex Avenue (formerly Old Hickory Boulevard).

The Metro Zoning Code requires the following number of parking spaces:

Retail: 126, 220 sq. ft.	= 631 spaces
Restaurant: 8,358 sq. ft.	= 84 spaces
Fast Food Restaurant: 4,719 sq. ft.	<u>= 42 spaces</u>
Total Required Spaces	= 757 spaces

A shared parking study was submitted to the Metro Traffic Engineer. The current plan proposes 716 spaces. Metro Traffic Engineer has not yet approved the shared parking study submitted by the applicant.

## **ANALYSIS**

Retail use is an approved use within the Charlotte Centre PUD. Changing the bowling alley use to retail use is consistent with the original intent of the original PUD plan. Retail use is an appropriate use within this PUD and the CS zoning district.

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

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

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.

2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:

a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;

b. The boundary of the planned unit development overlay district is not expanded;

c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);

d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;

e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;

f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;

g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;

h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;

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

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

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

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

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

## **FIRE MARSHAL RECOMMENDATION**

**N/A**

## **STORMWATER RECOMMENDATION**

**Approved**

## **WATER RECOMMENDATION**

**Approved**

## **TRAFFIC AND PARKING RECOMMENDATION**

Approve with conditions:

- Public Works has received and is in agreement with the traffic study waiver request. Public Works is in agreement with the findings of the submitted shared parking analysis.

- Provide an ADA compliant pedestrian crossing across Annex Avenue at the Annex Avenue & Charlotte Center signalized driveway.

### **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. (Comments based on plans submitted electronically by W. Davidson, EOR for the project.
- 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. Sidewalks must be ADA Compliant
- Comply with the conditions of the MPW Traffic Engineer.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

### **CONDITIONS**

1. Comply with all Public Works and Traffic and Parking conditions.
2. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
5. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.
6. Prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. If a corrected copy of the preliminary PUD plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary PUD plan shall be presented to the Metro Council as an amendment to this PUD ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

Approved with conditions. (8-0), Consent Agenda

### **Resolution No. RS2014-216**

"BE IT RESOLVED by The Metropolitan Planning Commission that 178-83P-001 is **Approved with conditions. (8-0)**

### **CONDITIONS**

1. **Comply with all Public Works and Traffic and Parking conditions.**
2. **This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.**
3. **The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**
4. **Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.**
5. **The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.**
6. **Prior to any additional development applications for this property, and in no event later than 120 days after the effective date of the enacting ordinance, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. If a corrected copy of the preliminary PUD plan incorporating the conditions of approval therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the preliminary PUD plan shall be presented to the Metro Council as an amendment to this PUD ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.**

## **Subdivision: Concept Plans**

### **5. 2014S-161-001**

#### **ACKLEN AT MURPHY**

Map 104-05, Parcel(s) 065

Council District 24 (Jason Holleman)

Staff Reviewer: Jason Swaggart

A request for concept plan approval to create eight lots within the Richland-West End Addition Neighborhood Conservation Overlay District on property located at Murphy Road (unnumbered), at the northwest corner of Murphy Road and Acklen Park Drive, zoned R6 (1.45 acres), requested by Dale & Associates, applicant; Oscar Batson, Jr., owner.

**Staff Recommendation: Approve with conditions, including a variance from Section 3-4.2.f.1 of the Subdivision Regulations.**

#### **APPLICANT REQUEST**

**Create eight residential lots.**

#### Concept Plan

A request for concept plan approval to create eight residential lots within the Richland-West End Addition Neighborhood Conservation Overlay District on property located at Murphy Road (unnumbered), at the northwest corner of Murphy Road and Acklen Park Drive, zoned One and Two-Family Residential (R6) (1.45 acres).

#### **Existing Zoning**

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 10 lots with 2 duplex lots for a total of 12 units.*

Neighborhood Conservation Overlay (NCO) 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. This property is within the Richland-West End Addition Neighborhood Conservation Overlay District

#### **CRITICAL PLANNING GOALS**

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

This site is located in an area that is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The plan calls for a new sidewalk along Acklen Park Drive that will connect to an existing sidewalk along Murphy Road. This will improve walkability in the area. Bus service is not currently present along Murphy Road. Increased density through infill development makes bus service and similar mass transit services more feasible because it generates more riders.

#### **PLAN DETAILS**

The approximately 1.45 acre property is located at the northwest quadrant of Acklen Park Drive and Murphy Road. The rear property line abuts a CSX rail line. Most of the site is relatively flat; however, it does fall off towards the railroad and towards Murphy Road.

#### Site Plan

The proposed plan calls for eight residential lots. All lots are oriented towards and will have shared access to Acklen Park Drive. Two lots (Lots 7 and 8) are designated for two-family lots. The smallest lot is 6,006 square feet and the largest is 6,783 square feet. Every two lots will share access, for a total of four proposed driveways.

A small area near the intersection of Acklen Park Drive and Murphy Road is identified as open space. This area is intended to provide stormwater treatment.

Since this site is in a Neighborhood Conservation Overlay then any home design must be approved by the Metro Historic Zoning Commission.

#### **Variance Request**

This plan also includes a request for a variance to Section 3-4.2.f.1 of the Subdivision Regulations. This section of the regulations pertains to additional yard areas adjacent to railroad right-of-way. It states:



In residential areas, a setback of at least 25 feet in depth in addition to the setback required by the Zoning Code shall be required adjacent to a railroad right-of-way or limited access highway. Alternatively, this additional 25 feet may be designated as common open space.

The applicant is requesting that the required setback be reduced from 25 feet to ten feet. If approved, then the overall rear setback, including the required zoning setback of 20 feet, would be 30 feet.

Section 1-11, Variances, permits the Planning Commission to grant variances to the Subdivision Regulations when it finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations. While the regulations grant the Commission the authority to grant variances, the regulations state that "such variance shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations." In order to grant a variance the Commission must find that:

1. The granting of the variance shall not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.
4. The variance shall not in any manner vary from the provisions of the adopted General Plan, including its constituent elements, the Major Street Plan, or the Zoning Code for Metropolitan Nashville and Davidson County (Zoning Code).

#### **ANALYSIS**

The proposed lot configuration is consistent with the existing lot pattern adjacent to this site. The proposed shared driveways limit driveway cuts, promoting a better pedestrian environment by removing conflict points. The plan also provides a new sidewalk, which will connect to the existing sidewalk along Murphy Road. Staff finds that due to the narrowness of the existing lot, it would be difficult to develop the property given the additional 25 foot railroad setback required by the Subdivision Regulations. Staff also finds that the criteria that the Commission must find in order to grant the variance from Section 3-4.2.f.1 has been fulfilled. Specifically staff finds that:

1. The variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located. The reduced setback will have no impact on the general public. The reduced setback would permit a deeper building envelope which will permit new homes to be more in keeping with other homes in the area. The proposed setback is also consistent with the setbacks on other properties to the north abutting the railroad.
2. This condition can be found elsewhere in the county, but a majority of the lots adjacent to railroads generally are deeper providing adequate room to accommodate the additional 25 foot buffer.
3. Because of the narrowness of this property, it would be difficult to develop given the additional setback requirements. While lots could be platted and homes could be constructed without the variance, it would make it difficult to provide a design that best fits into the neighborhood. It is important to note that this is in a Neighborhood Conservation Overlay District. In these districts the Metro Historic Zoning Commission (MHZC) may grant alternative setbacks than what are required by the Code. Any new homes in the district must be approved by the MHZC. The ability to modify setbacks provides flexibility to ensure that new homes fit in with the historic character of a neighborhood. The MHZC does not have the authority to modify a setback required by the Subdivision Regulations. By reducing the required railroad setback, the applicant has more flexibility to work with the MHZC in building a home that best fits into the character of the neighborhood.
4. The variance is not inconsistent with the provisions of the adopted General Plan, including its constituent elements, the Major Street Plan, or the Zoning Code for Metropolitan Nashville and Davidson County (Zoning Code).

#### **METRO HISTORIC ZONING COMMISSION**

##### **Approve with conditions**

- Approved with the condition that the MHZC approve setbacks, design, and placement of buildings and other site improvements.

#### **FIRE MARSHAL RECOMMENDATION**

**N/A**

#### **STORMWATER RECOMMENDATION**

**Approved**

#### **PUBLIC WORKS RECOMMENDATION**

##### **Conditions if approved**

- Provide adequate sight distance at driveways. Acklen Park Dr. frontage shall be signed no parking. Provide pedestrian infrastructure in accordance with ADA standards along Murphy Rd. frontage.
- Construct sidewalk along Acklen Avenue using ST-200 curb and gutter, 4' grass strip, and 5' sidewalk ST210.

- Note that prior to any work within the public right-of-way, permitting is required through the Department of Public Works, including ramp and driveway connections, sidewalk construction, excavations, encroachments, or other activities.

**WATER SERVICES RECOMMENDATION**  
**Approved**

**STAFF RECOMMENDATION**

Approve with conditions including a variance from Section 3-4.2.f.1 of the Subdivision Regulations.

**CONDITIONS**

1. Provide adequate sight distance at driveways. Acklen Park Dr. frontage shall be signed no parking. Provide pedestrian infrastructure in accordance with ADA standards along Murphy Rd. frontage.
2. Construct sidewalk along Acklen Avenue using ST-200 curb and gutter, 4' grass strip, and 5' sidewalk ST210.
3. The MHZC approve setbacks, design, and placement of buildings and other site improvements.
4. Pursuant to 2-3.5.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 or with any application for a final site plan or final plat.

Approved with conditions, including a variance from Section 3-4.2.f.1 of the Subdivision Regulations. (8-0), Consent Agenda  
**Resolution No. RS2014-217**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-161-001 is **Approve with conditions, including a variance from Section 3-4.2.f.1 of the Subdivision Regulations. (8-0)**

**CONDITIONS**

1. Provide adequate sight distance at driveways. Acklen Park Dr. frontage shall be signed no parking. Provide pedestrian infrastructure in accordance with ADA standards along Murphy Rd. frontage.
2. Construct sidewalk along Acklen Avenue using ST-200 curb and gutter, 4' grass strip, and 5' sidewalk ST210.
3. The MHZC approve setbacks, design, and placement of buildings and other site improvements.
4. Pursuant to 2-3.5.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 or with any application for a final site plan or final plat.

## **Subdivision: Final Plats**

### **6. 2014S-136-001**

**HARBOURTOWN VILLAGE, FIRST REVISION, RESERVE PARCEL**

Map 150-03, Parcel(s) 014  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Bob Leeman

A request for final plat approval to remove the reserve status and create one lot on property located at 3320 Anderson Road, approximately 215 feet south of High Rigger Drive, zoned R10 (0.25 acres), requested by O'Leary & Associates Land Surveying, applicant; Stevens Homes, LLC, owner.

**Staff Recommendation: Approve with conditions**

**APPLICANT REQUEST**

**Create one lot.**

Final Plat

A request for final plat approval to remove the reserve status and create one lot on property located at 3320 Anderson Road, approximately 215 feet south of High Rigger Drive, zoned One and Two-Family Residential (R10) (0.25 acres).

**Existing Zoning**

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 1 lot with 1 duplex for a total of 2 units.*

**CRITICAL PLANNING GOALS**

N/A

**PLAN DETAILS**

This parcel was platted in 1974 as part of the larger subdivision to the north and east. On that plat, the parcel is labelled as a reserve parcel and following note is referenced on the parcel: "Not an individual building site unless otherwise approved

by the Metropolitan Planning Commission.” This request would remove the reserve status and plat this parcel as a buildable lot.

The reserve parcel is 11,192 square feet and has 50.10 feet of frontage on Anderson Road, south of Smith Springs Road. This is required to be approved by the Planning Commission because the previously recorded plat does not state the reason for platting this property as a reserve parcel.

The proposed subdivision does not meet the infill compatibility analysis that is outlined in Section 3-5.2 of the Subdivision Regulations. The applicant requests approval under Section 3-5.2(f) of the Subdivision Regulations; under this section, the Planning Commission may grant approval of a subdivision that does not meet the compatibility criteria, if the subdivision can provide for harmonious development within the community.

In order to provide for harmonious development, the final plat proposes to limit the development to a single-family home, add a minimum building setback of 30 feet from Anderson Road and add a maximum height of two stories in 30 feet.

## **ANALYSIS**

### Lot Compatibility

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

### Zoning Code

The lot meets the minimum standards of the R10 zoning district.

### Street Frontage

The lots has frontage on a public street.

### Density

Suburban Neighborhood Maintenance land use policy supports density up to 20 dwelling units per acre. The proposed infill subdivision provides a density of 4 dwelling units per acres, which falls within the range supported by policy.

### Community Character

1. Lot frontage: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. In this case, the lots created must be equal to or greater than 45.3 ft which is 70% of the average frontage of the surrounding lots. The proposed subdivision does meet the lot frontage requirement.

<b>Lot Frontage Analysis</b>	
Minimum Proposed	50.1
<b>70% of Average</b>	<b>45.3</b>
Smallest Surrounding Parcel	40'

2. Lot size: The proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. In this case, the minimum lot area must be at least 17,075 square feet, which is 70% of the average lot area of the surrounding lots. The proposed subdivision does not meet the lot size requirement.

<b>Lot Size Analysis</b>	
Minimum Proposed	11,192 SF
<b>70% of Average</b>	<b>17,075 SF</b>
Smallest Surrounding Parcel	10,019 SF

3. Street setback: A front setback/build-to line of 30 feet is proposed, which is continued from the previously recorded plat.

4. Lot orientation: The proposed lot is orientated toward Anderson Road, which is consistent with the existing lot pattern.

### Agency Review

All review agencies recommend approval.

Compatibility with Surrounding Area

The proposed subdivision does not meet the Community Character criteria. However, the Planning Commission may grant approval if it determines that the subdivision provides for the harmonious development of the community. In this case, the applicant has proposed several conditions to attempt to meet this provision: limiting the permitted use to single-family residential, limiting the building height to 2 stories in 30 feet and adding a platted street setback, which is on the previously recorded plat.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

No exception taken

**STORMWATER RECOMMENDATION**

Approve

- Per site plan submitted, no grading permit is required.

**WATER SERVICES RECOMMENDATION**

Approve

**STAFF RECOMMENDATION**

Staff finds that the proposed final plat provides harmonious development with the surrounding area and recommends approval with conditions.

**CONDITIONS**

1. Sidewalks are required along Anderson Road. 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, one additional lot will require a \$500 contribution to Pedestrian Benefit Zone 5-C.
  - 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. (8-0), Consent Agenda

**Resolution No. RS2014-218**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-136-001 is **Approved with conditions. (8-0)**

**CONDITIONS**

1. Sidewalks are required along Anderson Road. 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, one additional lot will require a \$500 contribution to Pedestrian Benefit Zone 5-C.
  - 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.

**7. 2014S-163-001**

**WEST END ANNEX, RESUB LOTS 3 & 4**

Map 103-08, Parcel(s) 032-033

Council District 24 (Jason Holleman)

Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on properties located at 4200 and 4202 Murphy Road, at the northwest corner of Murphy Road and 42nd Avenue North, zoned RS7.5 (1.07 acres), requested by James Terry & Associates, applicant; Paula Godsey Trustee, owner.

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

**APPLICANT REQUEST**

**Create three lots.**

Final Plat

A request for final plat approval to create three lots on property located at 4200 and 4202 Murphy Road, at the northwest corner of Murphy Road and 42<sup>nd</sup> Avenue North, zoned Single-Family Residential (RS7.5) (1.07 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 6 lots.*

**CRITICAL PLANNING GOALS**

N/A

**PLAN DETAILS**

The final plat proposes three lots. Lots 1 and 2 have existing residences on them. The proposed final plat creates Lot 3 from the rear yards of Lot 1 and Lot 2. Existing access for Lot 1 is off of Murphy Road and access for Lot 2 is off of 42<sup>nd</sup> Avenue North. Lot 3 will have access via Alley No. 1190. If the final plat application is approved, with any permits for Lot 1, the driveway along Murphy Road must be removed and limited to alley access only.

The proposed subdivision does not meet the infill compatibility analysis that is outlined in Section 3-5.2 of the Subdivision Regulations because Lot 3 has nothing to compare to due to the orientation of the lot on 42<sup>nd</sup> Avenue North. The applicant requests approval under Section 3-5.2(f) of the Subdivision Regulations; under this section, the Planning Commission may grant approval of a subdivision that does not meet the compatibility criteria, if the subdivision can provide for harmonious development within the community.

Proposed Lots

- Lot 1: 21,240 Sq. Ft., (0.488 Acres), and 125.32 Ft of frontage (existing);
- Lot 2: 14,653 Sq. Ft., (0.336 Acres), and 74.78 Sq. Ft. of frontage (existing)
- Lot 3: 11,701 Sq. Ft., (0.269 Acres), and 65 Ft. of frontage (proposed new lot)

**ANALYSIS**

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Urban Neighborhood Maintenance policy area. Lot 1 and Lot 2 are compared to lots along Murphy Road, because they are orientated towards Murphy Road. Lot 3 has nothing to compare to since it is orientated towards 42<sup>nd</sup> Avenue North. There are no other lots along 42<sup>nd</sup> Avenue North, along the same block face that are oriented the same way as Lot 3.

Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

Zoning Code

Proposed lots meet the minimum standards of the RS7.5 zoning district.

Street Frontage

Proposed lots have frontage on a public street.

Density

Urban Neighborhood Maintenance land use policy supports density up to 20 dwelling units per acre. The proposed infill subdivision provides a density of 2.80 dwelling units per acres, which falls within the range supported by policy.

Community Character along Murphy Road

1. Lot frontage: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. For corner lot (Lot 2), only the same block fade to which the proposed lots are to be orientated shall be used.

<b>Lot Frontage Analysis</b>	
Minimum Proposed	65.0'
70% of Average	43.4'
<b>Smallest Surrounding Parcel</b>	<b>55'</b>

2. Lot size: The proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. For a corner lot (Lot 2), only the block face to which the proposed lots are to be orientated shall be used.

<b>Lot Size Analysis</b>	
Minimum Proposed	11,701 SF
<b>70% of Average</b>	<b>9,147 SF</b>
Smallest Surrounding Parcel	8,712 SF

3. Street Setback: Lot 1 and Lot 2, along Murphy Road, shall have a build-to of 65 feet, consistent with the other houses and no parking in the front setback if redeveloped.

4. Lot Orientation: Lots 1 and 2 remain oriented to Murphy Road.

Compatibility with Surrounding Area

Lot 1 and Lot 2 meet the criteria to be compatible with the surrounding community character of the area.

Lot 3 does not have other lots to compare it to. However, the Planning Commission may grant approval if it determines that the subdivision provides for the harmonious development of the community.

To make the development harmonious with the surrounding community character, the applicant has agreed to the following conditions: Lot 1 and Lot 2, along Murphy Road, shall have a build-to of 65 feet. Lot 3 shall have a minimum front setback of 25 feet. The maximum of all structures shall not exceed two stories within 30 feet in height, to the ridge of the roof.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

No exception taken

**STORMWATER RECOMMENDATION**

Approved

**WATER SERVICES RECOMMENDATION**

Approved

**STAFF RECOMMENDATION**

Staff finds that the proposed final plat provides harmonious development with the surrounding area and recommends approval with conditions.

**CONDITIONS**

1. The existing garage must be removed prior to recordation.
2. Lot 1 and Lot 2 shall have a build-to of 65 feet.
3. Lot 3 shall have a minimum front setback of 25 feet.
4. The maximum of all structures shall not exceed two stories within 30 feet in height, to the ridge of the roof.
5. With any permits for Lot 1, the driveway along Murphy Road must be removed and limited to alley access only.
6. Sidewalks are required along the 42<sup>nd</sup> Avenue North frontage of Lot 3 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, one additional lot will require a \$500 contribution to Pedestrian Benefit Zone 4-B.
  - 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. (8-0), Consent Agenda

**Resolution No. RS2014-219**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-163-001 is **Approved with conditions. (8-0)**  
**CONDITIONS**

1. The existing garage must be removed prior to recordation.
2. Lot 1 and Lot 2 shall have a build-to of 65 feet.
3. Lot 3 shall have a minimum front setback of 25 feet.
4. The maximum of all structures shall not exceed two stories within 30 feet in height, to the ridge of the roof.
5. With any permits for Lot 1, the driveway along Murphy Road must be removed and limited to alley access only.
6. Sidewalks are required along the 42<sup>nd</sup> Avenue North frontage of Lot 3 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, one additional lot will require a \$500 contribution to Pedestrian Benefit Zone 4-B.
  - 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.

**8. 2014S-170-001**

**EARHART ROAD SUBDIVISION**

Map 098, Parcel(s) 180-183  
Council District 12 (Steve Glover)  
Staff Reviewer: Lisa Milligan

A request for concept plan approval to create 49 clustered lots and open space on properties located at 3110, 3112 and 3114 Earhart Road and at 5545 Chestnutwood Trail, approximately 230 feet south of Interstate 40, zoned RS15 (19.97 acres), requested by Boardwalk, F.L.P., owner; Dale & Associates, applicant.

**Staff Recommendation: Defer to September 11, 2014, Planning Commission Meeting.**

**The Metropolitan Planning Commission deferred 2014S-170-001 to the September 11, 2014, Planning Commission meeting. (8-0)**

---

**L. OTHER BUSINESS**

---

9. New employee contract for Mary Connelly

Approved (8-0), Consent Agenda

**Resolution No. RS2014-220**

"BE IT RESOLVED by The Metropolitan Planning Commission that the new employee contract for Mary Connelly is **Approved. (8-0)**

10. Certification of compliance with the DTC's Bonus Height Program for 205 Demonbreun Street.

Approved (8-0), Consent Agenda

**Resolution No. RS2014-221**

"BE IT RESOLVED by The Metropolitan Planning Commission that the Certification of compliance with the DTC's Bonus Height Program for 205 Demonbreun Street is **Approved. (8-0)**

11. Amendment to the grant contract between TDOT and the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO to reflect an increase in grant budget amount.

Approved (8-0), Consent Agenda

**Resolution No. RS2014-222**

“BE IT RESOLVED by The Metropolitan Planning Commission that the amendment to the grant contract between TDOT and the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPA to reflect an increase in grant budget amount is **Approved. (8-0)**”

12. Contract between MPC, on behalf of MPO, and Nashville MTA for assistance in carrying out regional planning activities as described in the adopted federal fiscal years 2014 and 2015 Unified Planning Work Program. Funding will be provided by the MPO from its Federal Transit Administration 5303 grant agreement with TDOT.

Approved (8-0), Consent Agenda

**Resolution No. RS2014-223**

“BE IT RESOLVED by The Metropolitan Planning Commission that the contract between MPC, on behalf of MPO, and the Nashville MTA for assistance in carrying out regional planning activities as described in the adopted federal fiscal years 2014 and 2015 Unified Planning Work Program is **Approved. (8-0)**”

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

Approved (8-0), Consent Agenda

**Resolution No. RS2014-224**

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

17. Legislative Update

---

## **M. MPC CALENDAR OF UPCOMING MATTERS**

---

**August 28, 2014**

MPC Meeting

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

**September 11, 2014**

MPC Meeting

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

**September 25, 2014**

MPC Meeting

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

**Location change for the following MPC meeting:**

October 23, 2014

Metropolitan Public Schools Administration Building

2601 Bransford Avenue



## N. ADJOURNMENT

---

The meeting adjourned at 5:39 p.m.


\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Metro Office Building, 2<sup>nd</sup> Floor  
800 Second Avenue South  
Nashville, Tennessee 37219

Date: August 28, 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 Meeting Projected Attendance (6 members are required for a quorum)**

**1. Work Session:**

- a. Attending: McLean; Clifton; Adkins; Dalton; Farr; LeQuire
- b. Absent: Blackshear; Hunt; Gee; Haynes

**2. Planning Commission Meeting:**

- a. Attending: McLean; Clifton; Gee; Adkins; Dalton; Blackshear; Farr; Haynes
  - b. Leaving Early: LeQuire
  - c. Absent: Hunt
3. Legal Representation – Susan Jones will be attending

**B. August 28, 2014 MPC meeting NashvilleNext MPC Topic**

1. Economic and Workforce Development Resource Team (Claxton)
2. Upcoming – September 11, 2014 – Special Studies Update – Jefferson Street Economic Development and Gentrification Analysis and Recommendations (Capehart)

**C. Planning Commission Meetings**

1. Due to a conflict with the Election Commission:
  - a. October 23, 2014 – 4:00 pm; Metropolitan Public Schools Administration Building, 2601 Bransford Avenue, Nashville TN

**D. Communications**

1. Reorganizing NN email lists for more focused delivery to specific groups.

**E. Community Planning**

1. Ms. Singeh Saliki is scheduled to begin her position as a Planner I in the Design Studio by October 1, 2014.
2. Vacant position - Mobility Planner for Community Plans (to be filled at the end of 2014)

3. Tifinie Capehart will be a presenter at the TAPA/TRB conference in Nashville on Friday, August 29 about the Use of Social Media in NashvilleNext.

#### **F. Land Development**

1. Jennifer Nalbantyan, Planner I started on August 25<sup>th</sup>.
2. Vacant Position - Planner II (Council Liaison) in Land Development

#### **G. GIS**

1. Currently advertising for a new Planning Tech II to replace Chris Wooten who resigned to take a position with the Elections Commission.

#### **H. Executive Director Presentations**

1. August 21, 2014, Mayor's Innovation Project presentation in Chapel Hill NC regarding Nashville's efforts in form-based planning and codes.

#### **I. NashvilleNext**

##### **1. Presentations and Meetings**

- a. NashvilleNext Lounges are underway. Completed ones (through August 10, 2014) since the last report include:
  - i. 8/12/2014 Farmers Market (Lunch time) (25 in attendance)
  - ii. 8/16/2014 Beaman Park Nature Center (14 in attendance)
  - iii. 8/18/2014 Old Hickory Community Center (19 in attendance)
  - iv. 8/21/2014 Hartman Park Community Center (12 in attendance)
  - v. 8/25/2014 Paradise Ridge Community Center (12 in attendance)

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. 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
- b. Creating and Adopting the Plan (Fall 2014/Spring 2015)
  - i. Community Vision
  - ii. Policies and Actions
  - iii. Preferred Alternative
  - iv. Community Plan Updates
  - v. Implementation Schedule
  - vi. Planning Commission Adoption (April 9, 2015)

**4. NashvilleNext Key Activities:**

- a. Phase 3 (of 5) of the process is completed with over 10,000 participants.
- b. The alternative futures evaluation and comment period is underway
- c. Coordinating with MTA and Nashville GreenPrint (tree canopy master plan) as they begin their master planning efforts.

**5. Resource Teams:**

- a. 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. All Resource Teams have met to review and assess the alternative futures.

<b>Resource Team - Phase 2</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>3<sup>rd</sup></b>	<b>4<sup>th</sup></b>
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 Community Conservations**

- a. September, 2014 Economic and Workforce Development

**7. NashvilleNext Futures Review Community Festivals**

- a. 9/5/2014 Live on the Green

**8. NashvilleNext Future Open Lounges**

Tentative Date	Time	Venue / Location
8/27/2014	5 - 7 pm	Madison Library (W)
9/4/2014	5 - 7 pm	Madison Police Precinct
9/8/2014	5 - 7 pm	MT Zion Church
9/9/2014	5 - 7 pm	Goodlettsville City Hall

**9. NashvilleNext Special Studies**

**a. Gentrification Analysis and Recommendations** – A final draft is being prepared by 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. 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 the final report. Vanderbilt (Dr. Doug Perkins and Karl Jones) and TSU (Dr. David Patchett)

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

1. September 25, 2014, Draft of Preferred Future and Impact on Community Plans

**K. APA Training Opportunities for Planning Commissioners (cosponsored by Lincoln Institute of Land Policy)** (all include 1.5 hours Planning Commissioners Training credits). These programs are designed for planning commissioners; some are also appropriate for planners.

1. Scheduled APA Webinars
2. Nashville Room, 2<sup>nd</sup> floor MOB.
3. All are scheduled from 3:00 – 4:30 pm (except April 20, 2015 meeting)
4. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording )
February 18, 2015	Sustaining Places through The Comprehensive Plan
April 20, 2015 (time TBD)	Planning Commissioner Ethics (Live Webcast from APA’s National Planning Conference)

**L. APA Training Opportunities**

1. Scheduled APA Webinars
2. Nashville Room, 2<sup>nd</sup> floor MOB.
3. All are scheduled from 3:00 – 4:30 pm
4. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording )
September 24, 2014	<a href="#">Post-Disaster Recovery in a Changing Climate</a>
November 5, 2014	<a href="#">Health Equity and Planning Ethics</a>
January 14, 2015	<a href="#">Safe Mobility Planning</a>
June 3, 2015	<a href="#">The Planning Office of the Future</a>
June 24, 2015	<a href="#">2015 Planning Law Review</a>

**Administrative Approved Items and  
Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission**

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff and approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 08/21/2014**.

<b>APPROVALS</b>	<b># of Applications</b>	<b>Total # of Applications 2014</b>
Specific Plans	2	27
PUDs	0	3
UDOs	0	1
Subdivisions	5	100
Mandatory Referrals	2	93
<b>Grand Total</b>	<b>9</b>	<b>224</b>

<b>SPECIFIC PLANS (finals only): MPC Approval</b>						
<b>Date Submitted</b>	<b>Staff Determination</b>		<b>Case #</b>	<b>Project Name</b>	<b>Project Caption</b>	<b>Council District # (CM Name)</b>
8/15/2013	8/11/2014	Recommend Approval	2012SP-015-002	LKQ-LUCAS LANE (FINAL)	A request for final site plan approval for the LKQ-Lucas Lane Specific Plan district on property located at 2050 Lucas Lane and on a portion of property located at Lucas Lane (unnumbered), approximately 1,000 feet west of Dickerson Pike and partially located within the Floodplain Overlay District (30.49 acres), to permit an auto parts retail facility and a scap operation with associated office space, requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; Jenkins Properties, L.P., owner.	05 (Scott Davis)
3/13/2014	8/15/2014	Recommend Approval	2013SP-028-002	LOHAVEN (FINAL)	A request for final site plan approval for property located at 6015 Cloverland Drive and a portion of property located at 6021 Cloverland Drive, approximately 950 feet west of Edmondson Pike, zoned SP (7.22 acres), to permit 25 single-family units, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Beazer Homes Corp., owner.	04 (Brady Banks)



**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)
7/30/2014	8/12/2014	Recommend Approval	2014M-020PR-001	HARDING CORPORATION PROPERTY DONATION	A request to approve and authorize the Director of Property, or his designee, to accept the donation of real property (known as Map 059-16; Parcel 248.00) from Harding Corporation, for use as part of the parks system, requested by the Metro Parks Department and the Metro Department of Finance, applicants.	2 (Frank Harrison)
8/7/2014	8/19/2014	Recommend Approval	2014M-011AB-001	42ND AVENUE NORTH (PORTION OF)	A request to abandon a portion of 42nd Avenue North (easements and utilities to be retained) adjacent to property located at 700 42nd Avenue North, requested by Michael J. Ragan, applicant.	21 (Edith Taylor Langster)

## SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
4/21/2014	8/13/2014	Approval	2014S-044-002	FORTE PROPERTY (FINAL SITE PLAN)	A request for final site plan approval to create one lot and dedicate right-of-way for an extended Summit Oaks Court on property located at Old Hickory Boulevard (unnumbered), approximately 1,850 feet north of Still Spring Hollow Drive, zoned R20 (2.72 acres), requested by DeWaal & Associates, Inc., applicant; Greater Middle Tennessee Development Partnership, owner.	22 (Sheri Weiner)
2/12/2014	8/15/2014	Approval	2014S-042-001	RIVENDELL WOODS, PH 3, SECOND REVISION	A request for final plat approval to abandon the unaccepted right-of-way of Old Forest Road and convert it to open space and rename the private drive as Rivendell Court adjacent to properties located at 5474 Hickory Park Drive and Old Forest Road (unnumbered), approximately 3,200 feet west of Cane Ridge Road, (1.196 acres), zoned RM9 and partially located within the Floodplain Overlay District, requested by Dale & Associates, applicant; O.I.C. Rivendell Woods, Phase 3, owner.	32 (Jacobia Dowell)
6/3/2014	8/18/2014	Approval	2014S-128-001	HAYNIE'S CENTRAL PARK PLAN, RESUB LOT 44 & PART OF LOT 43	A request for final plat approval to create two lots on property located at 1108 Glenview Drive, approximately 330 feet west of South 12th Street, zoned RS5 (0.24 acres), requested by C & K Surveyors, LLC, applicant; Kathleen Hatch, owner.	06 (Peter Westerholm)
4/17/2014	8/21/2014	Approval	2014S-094-001	CLEGHORN PARKING GARAGE CONSOLIDATION	A request for final plat approval to create one lot on properties located at 3814, 3818, and 3820 Cleghorn Avenue, approximately 550 feet north of Abbott Martin Road, zoned SCR (2.06 acres), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; Green Hills Mall TRG, LLC, and Seth and Elynor Smith, owners.	25 (Sean McGuire)
5/1/2014	8/21/2014	Approval	2014S-021-002	VISTA (FINAL SITE PLAN)	A request for final site plan approval to create 43 lots on a portion of property located at Whites Creek Pike (unnumbered), at the northeast corner of Whites Creek Pike and Green Lane, zoned R10 (11.81 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; Cornerstone Land Company, owner.	03 (Walter Hunt)

## Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
8/8/2014	Approved Release	2012B-018-004	BATTERY PARK
8/13/2014	Approved Extension/Reduction	2013B-025-002	BRADLEY POINTE
8/19/2014	Approved Extension	2009B-004-006	CROSSINGS CIRCLE RIGHT-OF-WAY ABANDONMENT & DEDICATION
8/20/2014	Approved Extension/Reduction	2013B-021-003	BURKITT PLACE, PHASE 2K, SECTION 1

---

### Upcoming Calendar of Events

---

- A. Thursday, September 11, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- B. Tuesday; September 23, 2014 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**
- C. Thursday, September 25, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- D. Thursday, October 9, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- E. Thursday, October 23, 2014 - [MPC Meeting](#); 4pm, Metropolitan Public Schools Administration Building, 2601 Bransford Avenue, Nashville TN.**
- F. Tuesday; October 28, 2014 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**
- G. Thursday, November 13, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- H. Tuesday; November 25, 2014 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**
- I. Thursday, December 11, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- J. Tuesday; December 23, 2014 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**
- K. Thursday, January 8, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- L. Tuesday; January 27, 2015 - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)**