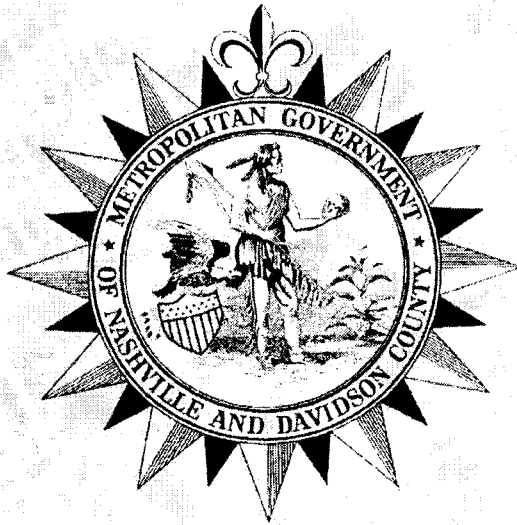


# Metropolitan Planning Commission



Staff Reports

February 23, 2012

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

**COMMUNITY PLAN  
AMENDMENT**

**NO SKETCH**



<b>Project No.</b>	<b>Housekeeping Amendment 2012CP-000-001</b>
<b>Project Name</b>	<b><i>Amend Implementing Complete Streets: Major and Collector Street Plan of Metropolitan Nashville, A Component of Mobility 2030</i></b>
<b>Council District</b>	County-wide
<b>School District</b>	County-wide
<b>Requested by</b>	Metropolitan Planning Department
<b>Deferral</b>	Deferred from the January 26, 2012 Planning Commission Meeting
<b>Staff Reviewer</b>	Briggs
<b>Staff Recommendation</b>	<i>Approve</i>

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**APPLICANT REQUEST**

**Amend designations of the Major and Collector Street Plan**

Major Street and Collector Plan

A request to amend the adopted Major and Collector Street Plan designations for various areas as outlined in Davidson County.

Deferral

This item was deferred by the Planning Commission in order to address additional questions raised by Planning Commissioners at their work session on January 12, 2012, involving the inclusion of local streets into the Major and Collector Street Plan (MCSP). At the January 26, 2012 Planning Commission Meeting, changes to MCSP designations involving streets in the Bellevue Community Plan Area were approved, and changes to correct errors in other areas of Davidson County and include local streets were deferred until February 23, 2012.

**MAJOR AND COLLECTOR STREET PLAN**

The Major and Collector Street Plan (MCSP) is a comprehensive plan and implementation tool for guiding public and private investment in the major streets (Arterial-Boulevards and Arterial-Parkways) and collectors (Collector-Avenues) that make up the backbone of the city's transportation system. It is a part of, and implements, *Mobility 2030*, which is the functional plan component of the General Plan for Nashville and Davidson County.

Need to Amend the Plan

*Implementing Complete Streets: Major and Collector Street Plan of Metropolitan Nashville, A Component of Mobility 2030* was adopted on April 24, 2011. As an element of the General Plan, the MCSP should be amended as updates occur to each Community Plan to reflect change that has occurred and to respond to future planned growth, development, and preservation.

Analysis

There are two broad categories of amendments for the MCSP at this time:

1. **Fixing Errors** - Since the adoption of the MCSP in April 2011, Planning staff have found errors in the document; primarily errors where the street classification does not reflect



## Metro Planning Commission Meeting of 02/23/2012

existing street conditions. These MCSP changes were deferred by the Planning Commission until February 23, 2012 and are detailed below.

- Local Streets** - Planning staff also recommends amending the MCSP to include the ROW for local streets. This will ensure that ROW is established for these streets as per the current design standards utilized by Metro Public Works. The ROW would be set at 50 feet, which reflects the predominant width of existing local streets today. These MCSP changes were deferred by the Planning Commission until February 23, 2012 and are detailed below.

### Major and Collector Street Plan Proposed Amendments Related to Errors and Local Streets

Street	Segment Number	Termini	Adopted MCSP Designation	Bike Infrastructure/Median	Adopted Standard ROW	Amended MCSP Designation	Bike Infrastructure/Median	Updated Standard ROW	Recommendation					
									Amend Street Plan	Update Street Plan	Update Sidewalks Plan	Update Greenways Plan	Update Transit Plan	
All Local Streets	1	All Local Streets in Davidson County				Local Street	As Identified in the Strategic Plan for Sidewalks & Bikeways	50'	X	X				
2nd Avenue South	2	From Chestnut Street to approx. 325 feet south of Lafayette Street	T4-R-AB2-UM	Planned Bike Lane	69'	T4-R-AB3-UM	Planned Bike Lane	70'	X	X				
21st Avenue South	3	From Wedgewood/Blakemore Avenue to Magnolia Boulevard	T4-M-AB4-UM	Planned Bike Lane	91'	T4-M-AB5-UM	Planned Bike Lane	92'	X	X				
Anderson Road	4	From Smith Springs Road to Priest Lake Drive	T3-M-CA3		66'	T3-M-CA2		55'	X	X				
Lafayette Street	5	From Interstate 40 to Peabody Street/7th Avenue South	T6-M-AB6-UM	Planned Bike Lane	117'	T6-M-AB5-UM	Planned Bike Lane	96'	X	X				
Natchez Trace	6	From Fairfax Avenue to Blar Boulevard	T4-R-CA2	Bike Route Existing	51'	T4-R-CA4	Bike Route Existing	73'	X	X				
Old Hickory Boulevard/Bell Road	7	From approx. 1/3 mile east of Nolenville Pike to approx. 1/10 mile east of the intersection of Old Hickory Boulevard & Bell Road	T3-R-AB7-S & T3-M-AB7-S	Planned Bike Lane	118'	T3-M-AB5-S	Planned Bike Lane	96'	X	X				



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The following changes are proposed to the MCSP document related to the inclusion of local streets:

Page 2 - Add text:

In addition to the detailed analysis of all the major streets within Davidson County, the MCSP also provides basic information on right-of-way widths for local streets.

Page 19 - Add paragraph:

### **Local Streets**

Local streets are a separate category of functional design type. Local street designations do not include the Environment or Street Context elements that are part of the major street designations. Local streets provide access to individual properties. On local streets, speeds and motor vehicle traffic volumes are low, providing a safe and comfortable environment for pedestrians and bicyclists.

Page 20 - Add Local Street to the MCSP Legend

Page 24 - Add paragraph:

A Standard right-of-way for local streets shall be set at fifty feet for all existing streets. The fifty foot right-of-way shall be used to determine the appropriate building placement in conjunction with the Metro Zoning Code. Construction of new local streets and the acquisition of right-of-way on existing local streets shall be considered on a case by case basis with regard to environment and context.

Page 74 - Add Local Street to Table A2: Standard Right of Way Widths

### **COMMUNITY PARTICIPATION**

The housekeeping amendment package was posted on the Planning Commission's website on January 12, 2012, and those subscribed to the Planning Department's *Development Dispatch* were notified of the amendment package on January 13, 2012. In addition to that general notification, e-mail notification was sent on January 13, 2012, to those individuals that participated in the update to the MCSP in 2011. Additional transportation stakeholders and related agency stakeholders were also notified via e-mail regarding the housekeeping amendments on January 13, 2012.

### **STAFF RECOMMENDATION**

Staff recommends approval.

**SEE NEXT PAGE**



# **RECOMMENDATIONS TO THE METRO COUNCIL**

- **Text Amendment**
- **Specific Plan**
- **Zone Change**

**NO SKETCH**



<b>Project No.</b>	<b>Text Amendment 2012Z-006TX-001</b>
<b>Project Name</b>	<b>Tri-Face Billboards</b>
<b>Council Bill</b>	BL2012-109
<b>Council District</b>	Countywide
<b>School District</b>	Countywide
<b>Sponsored by</b>	Councilmember Johnson
<b>Staff Reviewer</b>	Bernards
<b>Staff Recommendation</b>	Approve

**APPLICANT REQUEST**

**Require BZA determination to convert certain static non-conforming billboards to tri-face billboards**

Text Amendment

A request to amend Chapter 17.40 of the Metropolitan Code to add requirements for the conversion of non-conforming static billboards to tri-face billboards.

**CRITICAL PLANNING GOALS**

N/A

**PURPOSE OF THE TEXT AMENDMENT**

This text amendment will require that, before a legally non-conforming static billboard is converted to a tri-face billboard, the Board of Zoning Appeals (BZA) must first determine that the conversion will not result in a greater negative impact on the adjacent properties. For purposes of discussion, references to non-conforming billboards in this staff report include only *legally* non-conforming billboards.

Existing Law

A tri-faced billboard is defined in the Zoning Code as

*"...a non-internally illuminated billboard consisting of a sign face comprised of a series of vertical triangular louvers that can be rotated to show up to three separate sign messages.*

Section 17.32.050.G, tri-face billboards are specifically excluded from the height restrictions.

*"Signs with any copy, graphics, or digital displays that change messages by electronic or mechanical means, other than tri-face billboards, shall not be permitted in the CA, CS, CF, CC, SCR, IWD, IR and IG districts unless the following distance requirements are satisfied, based upon the overall height of the sign:"*

Currently, the Zoning Code does not distinguish between static and tri-face billboards. These are both considered conventional billboards. When regulations for changeable message signs were added to the Zoning Code in May 2008, tri-face billboards were placed into this new category. By adding a definition for tri-faced billboards, and excluding them from the height restrictions imposed on digital signs in January 2011, tri-face billboards were, once again, treated as conventional billboards. The Planning Commission recommended approval of this text amendment at its December 9, 2010, meeting.



## Metro Planning Commission Meeting of 02/23/2012

### Proposed Bill

Originally, a text amendment that would prohibit the conversion of any non-conforming static billboard to a tri-face billboard was proposed. That text amendment was discussed at the November 10, 2011, Planning Commission meeting and the January 26, 2012, work session. As the sponsor had not intended to prohibit conversions entirely, but to add a public process to conversions, the first bill was withdrawn and substituted with this bill. Neither text amendment was intended to halt the conversion of these billboards but rather to create a public process when the conversions would occur. This new text amendment defines that process for certain conversions of non-conforming static billboards to tri-face billboards.

### **ANALYSIS**

Billboards are considered to be a use and the Zoning Code defines a non-conforming use in the following way:

*"Nonconforming use" means a use originally legally established, but which now does not currently conform to the applicable use regulations of the zoning district in which it is located.*

The state nonconforming use statutes allow certain existing non-conforming businesses to remain when a change in local zoning regulations makes the business no longer technically in compliance with the law. The purpose of the grandfathering statute is to prevent a hardship to existing property owners and businesses that were in compliance with the applicable laws at the time a new zoning restriction was enacted. Tennessee courts have interpreted the non-conforming use statute to be applicable to advertising signs, which allows the sign face to be changed without losing its protected non-conforming status.

There are many billboards that were legally installed but changes in the Zoning Code have made them non-conforming, including:

- Increasing the separation distance between billboards from 750 feet to 1,000 feet;
- Requiring all billboards to be on a single pole; and
- Requiring all billboards to be located on a street at least four lanes in width.

Alternatively, a change in circumstance may have made the billboard non-conforming. For example, the required setback for a billboard is 20 feet. But if a street is widened, the billboard may no longer be 20 feet from the property line and would become non-conforming.

Currently, any non-conforming static billboard in the County could be replaced with a tri-face billboard. With this text amendment, certain requests for conversions would require a determination by the BZA.

This bill will not impact the conversion of all non-conforming static billboards. The type of non-conformity will determine which billboards will need to go through this process. Billboards can be non-conforming for one or a combination of reasons:

- They do not meet the bulk standards of the Code (see exception below).
- They do not meet the separation requirements between billboards or other specified uses.
- They are located on a road less than four lanes in width.
- They are supported by two or more poles (see exception below).



## Metro Planning Commission Meeting of 02/23/2012

State law offers some protections that would exempt certain non-conforming billboards from this new requirement. The scope of the text amendment is discussed in the analysis section. Non-conforming uses are given certain protections in state regulations. State Statute 13-7-208.I, provides that

*(i) Notwithstanding subsection (d), any structure rebuilt on the site must conform to the provisions of the existing zoning regulations as to setbacks, height, bulk, or requirements as to the physical location of a structure upon the site, provided that this subsection (i) shall not apply to off-site signs.*

### Exception for Bulk Standards

This section of state law gives added protection to non-conforming billboards based on bulk regulations. If a billboard is non-conforming only because it does not meet setbacks, height requirements, or other bulk standards, then it is not considered non-conforming. A new billboard would be required to meet all of these standards but those in place prior to the change in the standards do not. As a result, if the non-conformity is based only on a bulk standard, the static billboard could be converted with the application of a permit.

### Exception for Billboard Structure

Any billboard that is non-conforming because it does not meet the separation requirements, and/or is located on road less than four lanes wide, and/or has multiple poles will be required to go to the BZA before being converted to a tri-face billboard. The exception to this is a multi-poled billboard subject to the state requirements for billboards on controlled access highways. The state requires that, when a billboard is replaced, it must be replaced with a similar billboard. For example, a multi-poled billboard must be replaced with a multi-poled billboard. As a result, if the non-conformity of a billboard on a controlled access highway is only because it is on more than one pole and meets all separation requirements and is on road at least four lanes wide, the static billboard could be converted with the application of a permit.

### **STAFF RECOMMENDATION**

Staff recommends approval of this bill since it will allow a public process for abutting property owners to bring concerns about impacts of the conversion of billboards that may be addressed by the Board of Zoning Appeals.



## Metro Planning Commission Meeting of 02/23/2012

ORDINANCE NO. BL2012-109

An Ordinance amending Chapter 17.40 of the Metropolitan Code to add requirements in the conversion of nonconforming static billboards to tri-face billboards, all of which is more particularly described herein (Proposal No. 2012Z-006TX-001).

WHEREAS, tri-face billboards are potentially more distracting to motorists than static billboards, and have a more intensive impact on the surrounding community; and

WHEREAS, the Metropolitan Council recognizes that Tennessee Code Annotated § 13-7-208 provides certain protections to non-conforming uses; and

WHEREAS, the Metropolitan Council desires to allow nonconforming static billboards to continue to be used as such in accordance with Tennessee Code Annotated § 13-7-208, but require the Board of Zoning Appeals to determine the appropriateness of the conversion of non-conforming static billboards to tri-face billboards.

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

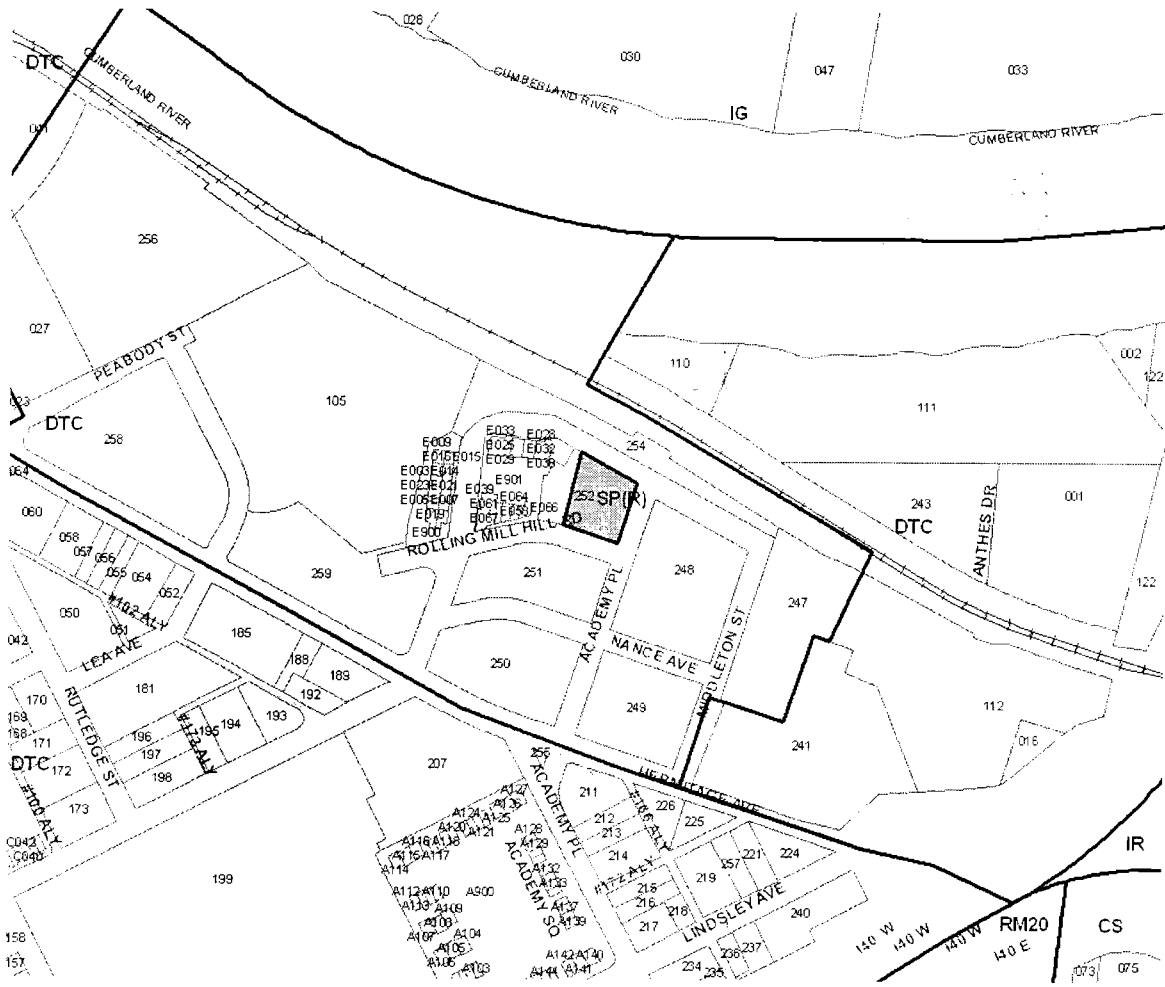
Section 1. That Title 17 of the Code of The Metropolitan Government of Nashville and Davidson County, Zoning Regulations, is hereby amended by amending Section 17.40.690 by adding the following provision as a new subsection at the end thereof:

“F. Prior to a nonconforming static billboard being altered, modified, converted, changed, or replaced to result in the billboard becoming a tri-face billboard as defined in section 17.04.060, the metropolitan board of zoning appeals shall determine that the conversion of the billboard will result in no greater negative impacts to adjacent property owners, subject to the provisions of Section 17.40.180.D.”

Section 2. That this Ordinance shall take effect five (5) days from and after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Karen Johnson

**SEE NEXT PAGE**



**2007SP-186U-09**  
**ROLLING MILL HILL: DISTRICT BLDG. (4-YEAR REVIEW)**  
 Map 093-11, Part of Parcel(s) 252  
 Downtown  
 19 - Erica S. Gilmore





<b>Project No.</b>	<b>SP District Review 2007SP-186U-09</b>
<b>Project Name</b>	<b>Rolling Mill Hill SP: District Building</b>
<b>Council District</b>	19 – Gilmore
<b>School District</b>	7 – Kindall
<b>Requested by</b>	Metro Planning Department
<b>Staff Reviewer</b>	Sexton
<b>Staff Recommendation</b>	<i>Find the SP district inactive and direct staff to prepare a report to the Council to continue the implementation of the development plan as adopted and that no rezoning is recommended on this property.</i>

**APPLICANT REQUEST**

**Four year SP review to determine activity**

SP Review

The periodic review of an approved Specific Plan (R) district known as "Rolling Mill Hill: District Building", to determine its completeness pursuant to Section 17.40.106.I of the Metro Zoning Code (Review of a Development Plan), for property located at Middleton Street (unnumbered) within the Rutledge Hill Redevelopment District (0.48 acres), approved for construction of the "District Building" with no maximum height at the property via Council Bill BL2007-87 effective on January 15, 2008.

Zoning Code Requirement

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

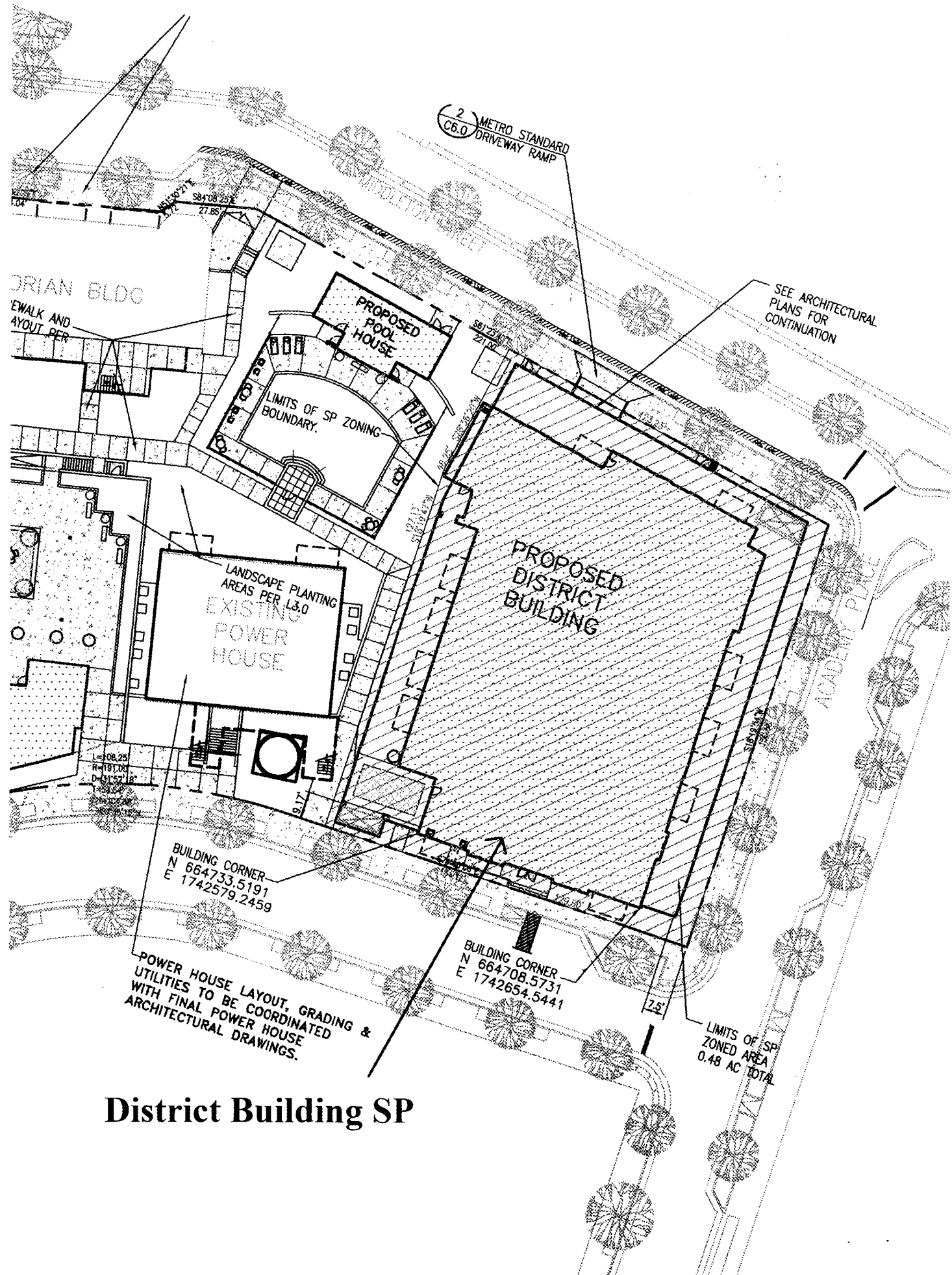
Each development within a SP District is to be reviewed in order to determine if the project is complete or actively under development to implement the approved development concept. If the review determines that the project is complete or actively under development, then no further review is necessary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

**DETAILS OF THE SP DISTRICT**

The Rolling Mill Hill SP: District Building was originally approved to permit no maximum height limits at the property line for the "District Building." The District Building is part of the Rolling Mill Hill development plan approved by Metro Development and Housing Agency (MDHA). The Specific Plan district changed only the height standards of the previous zoning on the property which was Core Frame (CF). All bulk standards of the CF zoning district still apply with the exception of the height standards.

**SPECIFIC PLAN REVIEW**

Staff conducted a site visit in January 2012. Although the Rolling Mill Hill Development is clearly active, there did not appear to be any construction activity on the portion of the development zoned SP. A letter was sent to the property owner of record requesting details that could demonstrate that the SP was active. The owner did not respond to the letter. As no documentation of activity was submitted, the staff preliminary assessment of inactivity remains in place.



# District Building SP



## Metro Planning Commission Meeting of 02/23/2012

### **FINDING OF INACTIVITY**

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

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

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

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

### Permits on Hold

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

### **ANALYSIS**

#### Consistency with the General Plan

The SP is consistent with the Mixed Use in Downtown Neighborhood Policy. The SP was approved for the height of the building only. The building is part of a larger Rolling Mill Hill plan that has been approved by Metropolitan Development and Housing Agency (MDHA).

#### Amendments/Rezoning

As the SP is consistent with the MxU in DN land use policy, the SP remains appropriate for the site and area. There are no amendments to the plan proposed and no new zoning district is proposed for the property.

#### Recommendation to Council

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

### **STAFF RECOMMENDATION**

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



**2012Z-004PR-001**  
 200, 202, 204 & 206 OCEOLA AVENUE  
 Map 103-02, Parcel(s) 032-035  
 West Nashville  
 20 - Buddy Baker



<b>Project No.</b>	<b>Zone Change 2012Z-004PR-001</b>
<b>Council Bill No.</b>	BL2012-104
<b>Council District</b>	20 – Baker
<b>School District</b>	9 – Simmons
<b>Requested by</b>	DHJ Associates, Paul and Michele Somers, and Somers Properties LLC, owners
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Disapprove</i>

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**APPLICANT REQUEST**

**Rezone from residential to commercial.**

Zone Change

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

Existing Zoning

R6 District

R6 requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25% duplex lots.

Proposed Zoning

CS District

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

**CRITICAL PLANNING GOALS**

N/A

**WEST NASHVILLE COMMUNITY PLAN**

Suburban Neighborhood Evolving

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

Consistent with Policy?

No. The Suburban Neighborhood Evolving policy is a residential policy. The proposed Commercial Services zoning district is a commercial zoning and is not consistent with the existing residential policy.



## Metro Planning Commission Meeting of 02/23/2012

Commercial and office zoning districts are located on the east and west side of Oceola Avenue north of the subject properties, and a multi-family development, zoned RM9 is located directly across Oceola to the west. The zoning south of the subject properties and south of Burgess Avenue is single and two-family residential. The area just north of Burgess Avenue which includes the subject properties and the multi-family district is a transitional area between the more nonresidential area north of Burgess and the predominately residential area south of Burgess. The proposed CS zoning district does not promote transitional uses, but permits commercial uses such as service stations, pawnshops and retail that are typically found on arterial and collector streets. The uses permitted in CS are not appropriate at this location and could have a negative impact on the residential area south of Burgess.

### STORMWATER RECOMMENDATION

- Ignore

### PUBLIC WORKS RECOMMENDATION

- Traffic study may be required at time of development

Typical Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.91	7.71 D	7 L	67	6	8

Typical Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.91	0.355 F	14,072 SF	640	19	56

Traffic changes between typical: R6 and proposed CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+573	+13	+48

Maximum Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.91	7.71 D	7 L	67	6	8

Maximum Uses in Proposed Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.91	0.6 F	23,783 SF	1056	27	79



## Metro Planning Commission Meeting of 02/23/2012

Traffic changes between maximum: R6 and proposed CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+989	+21	+71

### STAFF RECOMMENDATION

Staff recommends that the request be disapproved because the proposed commercial zoning district is not consistent with the residential land use policy on these properties.



**2012Z-005PR-001**  
 1628 & 1630 6TH AVENUE NORTH  
 Map 081-08, Parcel(s) 496-497  
 North Nashville  
 19 - Erica S. Gilmore





<b>Project No.</b>	<b>Zone Change 2012Z-005PR-001</b>
<b>Council District</b>	19 – Gilmore
<b>School District</b>	1 – Gentry
<b>Requested by</b>	R.J. York Homes LLC, applicant, Ray C. Nathurst, owner
<b>Staff Reviewer</b>	Johnson
<b>Staff Recommendation</b>	<i>Approve</i>

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**APPLICANT REQUEST**

**Permit multi-family development to a maximum of 20 dwelling units per acre.**

Zone change

A request to rezone from One and Two Family Residential (R6) to Multi-Family-Alternative (RM20-A) district properties located at 1628 and 1630 6th Avenue North, at the southeast corner of 6th Avenue North and Garfield Street (0.27 acres).

Existing Zoning

R6 District

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.

Proposed Zoning

RM20-A District

RM20-Alternative is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

**CRITICAL PLANNING GOALS**

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

The proposed RM20-A multi-family zoning district promotes infill development on a vacant lot within a developed residential neighborhood through the allowance of increased housing choices beyond single-family and duplex development. Compact building design through attached and stacked housing is appropriate in this location due to its location along a residential collector-avenue (Garfield Street) and adjacent to the Neighborhood Center mixed-use policy area at the same intersection. RM20-A is a multi-family zoning district that is intended to increase housing diversity and to improve the walkable design of the neighborhood through the removal of parking areas from lot frontages.

**WEST NASHVILLE COMMUNITY PLAN**

T4 Urban Neighborhood Evolving (T4 NE)

T4 NE policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and



## Metro Planning Commission Meeting of 02/23/2012

improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.

### Consistent with Policy?

Yes. The proposed RM20-A zoning district embodies the density, building placement, and housing choice recommendations of the T4 Urban Neighborhood Evolving (T4 NE) policy. Both the policy and zoning promote shallow building setbacks to promote walkable neighborhoods. The maximum density of the RM20-A zoning district is 20 dwelling units per acre, which falls within the maximum density recommendation of the policy of 40 dwelling units per acre. Housing choice is recommended by the policy with higher intensity development placed along corridors or adjacent to centers. This proposal for RM20-A is located adjacent to both a residential corridor and a mixed-use center.

### **PUBLIC WORKS RECOMMENDATION**

An access study may be required at the time of development.

#### Typical Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.27	7.71 D	2 L	20	2	3

#### Typical Uses in Proposed Zoning District: RM20

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.27	20 D	5 U	34	3	4

#### Traffic changes between typical: R6 and proposed RM20

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+14	+1	+1

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.27	7.71 D	2 L	20	2	3

#### Maximum Uses in Proposed Zoning District: RM20

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.27	20 D	5 U	34	3	4



## Metro Planning Commission Meeting of 02/23/2012

Traffic changes between maximum: R6 and proposed RM20

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+14	+1	+1

### SCHOOL BOARD REPORT

Projected student generation      0 Elementary      0 Middle      0 High

#### Schools Over/Under Capacity

Students would attend Buena Vista Elementary School, John Early Middle School, or Pearl-Cohn High School. Of these, only Buena Vista Elementary School has been identified as being over capacity by the Metro School Board. There is capacity for elementary students within the cluster. This information is based upon data from the school board last updated October 2011.

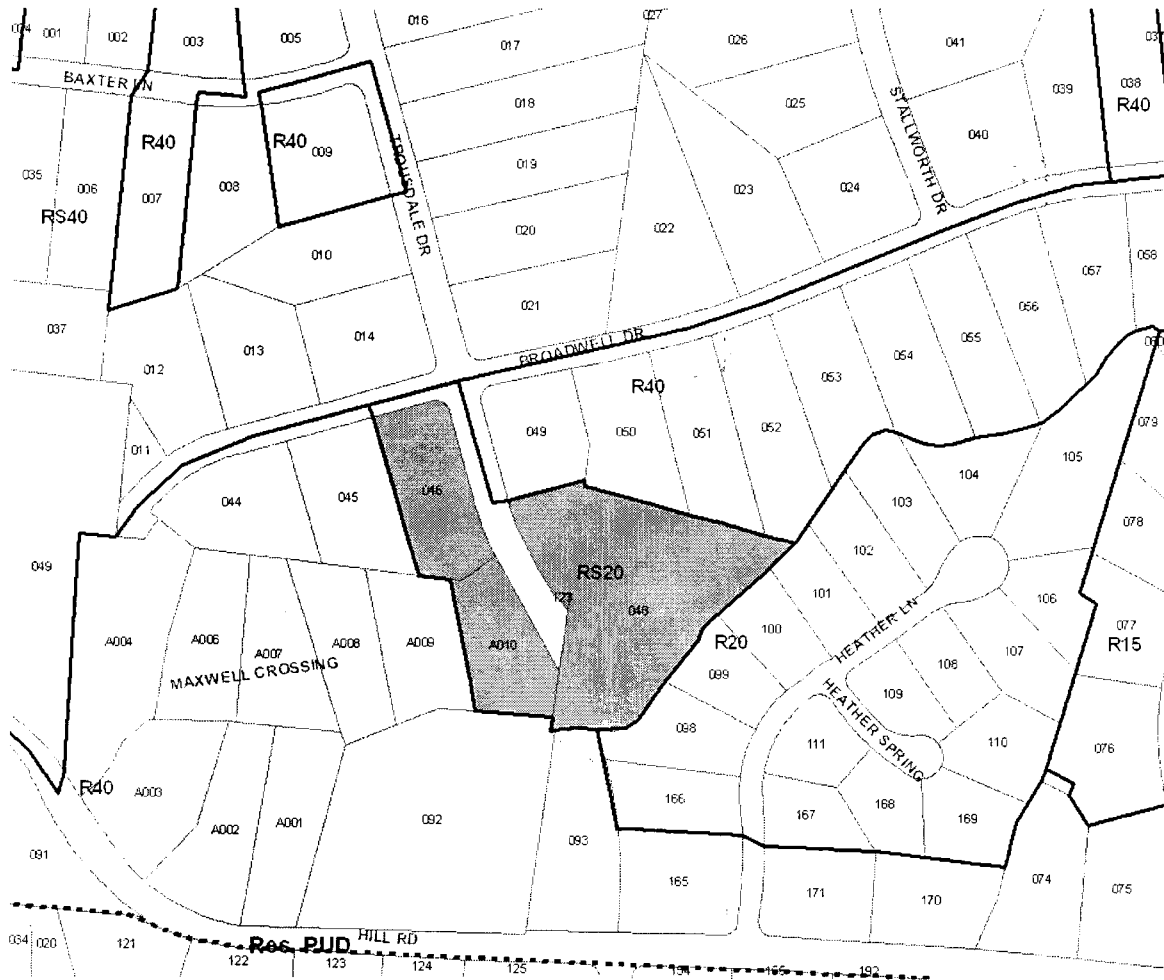
#### STAFF RECOMMENDATION

Staff recommends approval of the zone change proposal to the RM20-A zoning district. The request is consistent with the density and building form intent of the T4 Neighborhood Evolving land use policy.

**SEE NEXT PAGE**

# **PLANNING COMMISSION ACTIONS**

- **Subdivision (Extension)**



**2008S-061U-12**  
 BRENTWOOD BRANCH ESTATES (CONCEPT PLAN EXTENSION # 3)  
 Map 160, Parcel(s) 123  
 Map 160-08, Parcel(s) 046, 048  
 Map 160-08-0-A, Parcel(s) 010  
 Southeast  
 04 - Brady Banks; 26 - Chris Harmon



<b>Project No.</b>	<b>Subdivision 2008S-061U-12</b>
<b>Project Name</b>	<b>Brentwood Branch Estates (Concept Plan Extension # 3)</b>
<b>Council District</b>	4 – Banks; 26 - Harmon
<b>School District</b>	2 – Brannon
<b>Requested by</b>	Michael and Sharon Yates, owners
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Approve the extension of the Concept Plan approval to March 27, 2013</i>

**APPLICANT REQUEST**  
**Concept plan extension.**

Concept plan extension

A request to permit the extension of an approved concept plan for one year from its expiration date of March 27, 2012, for the Brentwood Branch Estates Subdivision for 8 single-family clustered residential lots located at 501 Broadwell Drive, Hill Road (unnumbered) and at Trousdale Drive (unnumbered), zoned Single-Family Residential (RS20).

**Existing Zoning**

RS20 District

RS20 requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre.

**CRITICAL PLANNING GOALS**

N/A

**PLAN DETAILS**

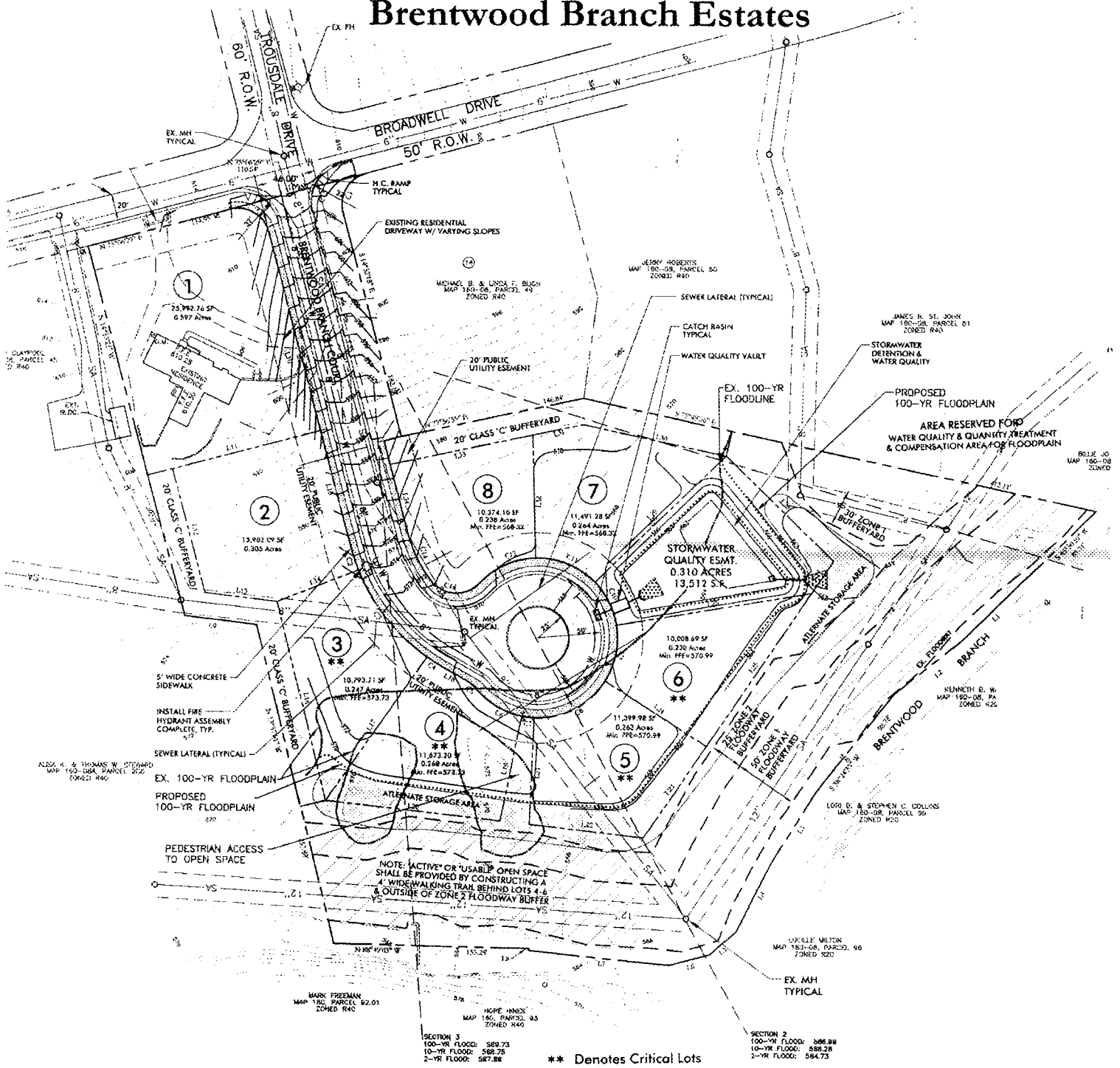
Concept plan extension

This is a request to extend concept plan approval for Brentwood Branch Estates, a major subdivision. The request is to extend the approval for one year, to March 27, 2013. The properties included in the concept plan are located on the south side of Broadwell Drive in the Crieve Hall area. The concept plan was approved for eight single-family cluster lots by the Planning Commission on March 27, 2008. If granted, this will be the third extension to the original approval of the subdivision. The first extension was granted by the Commission on February 25, 2010, and the second on March 3, 2011.

According to the applicant, progress has been made in developing the subdivision as approved including:

1. Mandatory Referral process initiated (withdrawn due to a determination that it wasn't necessary).
2. Complete boundary and topographic survey.
3. Eighty percent construction drawing set, including detailed storm water calculations, hydraulic flood analysis and cut/fill calculations for flood plain disturbance.
4. Plans initially submitted to Stormwater for sufficiency review prior to placing the project on hold.

# Brentwood Branch Estates



\*\* Denotes Critical Lots

SECTION 3  
100-YR FLOOD: 589.75  
10-YR FLOOD: 585.75  
2-YR FLOOD: 587.88

SECTION 2  
100-YR FLOOD: 586.88  
10-YR FLOOD: 582.28  
2-YR FLOOD: 584.73





## **Metro Planning Commission Meeting of 02/23/2012**

The applicant estimates that over \$25,000 has been spent on submittal, development, design and consultant fees. The applicant also states that over \$50,000 was spent to acquire additional land to complete the boundary of the concept plan and that this land would not have needed to be purchased without concept plan approval.

### **STAFF ANALYSIS**

The current concept plan meets all Subdivision Regulations and Zoning Code requirements. Since the concept plan meets all applicable requirements, and the applicant has made progress in developing the subdivision, staff recommends that the Planning Commission extend the concept plan approval for one year.

### **STORMWATER RECOMMENDATION**

Approved with conditions (Stormwater):

1. Construction plans have expired. Construction plans will need to be re-evaluated prior to construction.

### **PUBLIC WORKS RECOMMENDATION**

No Exceptions Taken

### **STAFF RECOMMENDATION**

Staff recommends that the concept plan be extended to March 27, 2013.