

Metropolitan Planning Commission



Staff Reports

January 23, 2014



Metro Planning Commission Meeting of 1/23/2014

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.



PREVIOUSLY DEFERRED ITEMS

- **Specific Plans**
- **Zone Changes**



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2013SP-036-001

ASHTON PARK

Map 098, Part of Parcel(s) 080, 088

Map 110, Parcel(s) 049

Donelson - Hermitage

12 - Steve Glover



Project No.	Zone Change 2013SP-036-001
Project Name	Ashton Park
Council District	12 – Glover
School District	4 – Shepherd
Requested by	Anderson, Delk, Epps & Associates, Inc., applicant; Campbell Carter and Chris Pardue, owners
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer to the February 13, 2014, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit 155 single-family lots.

Preliminary SP

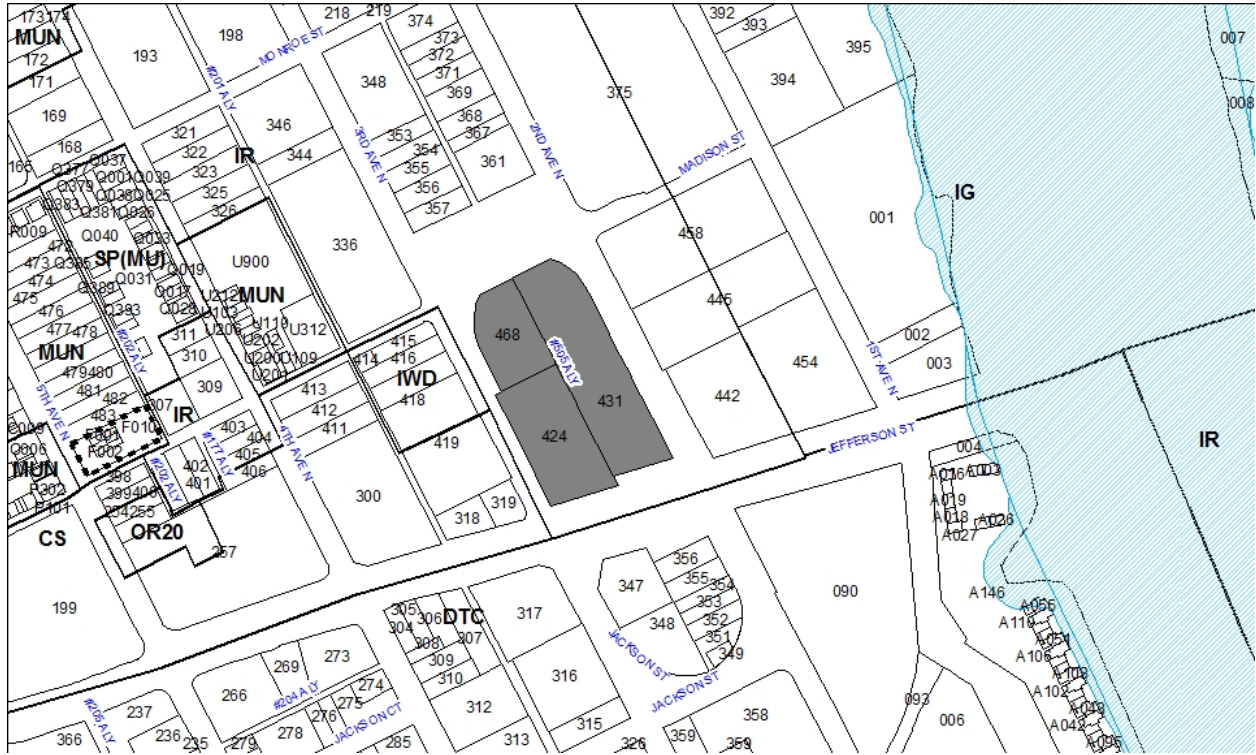
A request to rezone from RS15 to SP-R zoning for properties located at 4619 Hessey Road and 3375 Earhart Road and for a portion of property located at 3391 Earhart Road, at the northeast corner of Hessey Road and Earhart Road, (44.8 acres), to permit up to 155 single-family residential dwelling units.

STAFF RECOMMENDATION

Staff recommends that the request be deferred to the February 13, 2014, MPC agenda. The revised plan was delivered after the deadline and the deferral will give staff adequate time to review the revised plan.



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2014SP-002-001

STADIUM LOFTS

Map 82-09, Parcel(s) 424, 431, 468

North Nashville

19 - Erica Gilmore



Project No. 2014SP-002-001
Project Name Stadium Lofts
Council District 19 – Gilmore
School District 1 – Gentry
Requested by Barge Cauthen & Associates, applicant; Third Avenue Associates and Sneed Family General Partnership, owners

Staff Reviewer Swaggart
Staff Recommendation *Approve with conditions and disapprove without all conditions.*

APPLICANT REQUEST

Preliminary SP to permit mixed-use development.

Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan, Mixed-Use (SP-MU) zoning for properties located at 1102 and 1138 3rd Avenue North and 1121 2nd Avenue North, at the northwest corner of Jefferson Street and 2nd Avenue North (2.63 Acres) and located within the Phillips-Jackson Street Redevelopment District, to permit a mixed use development.

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

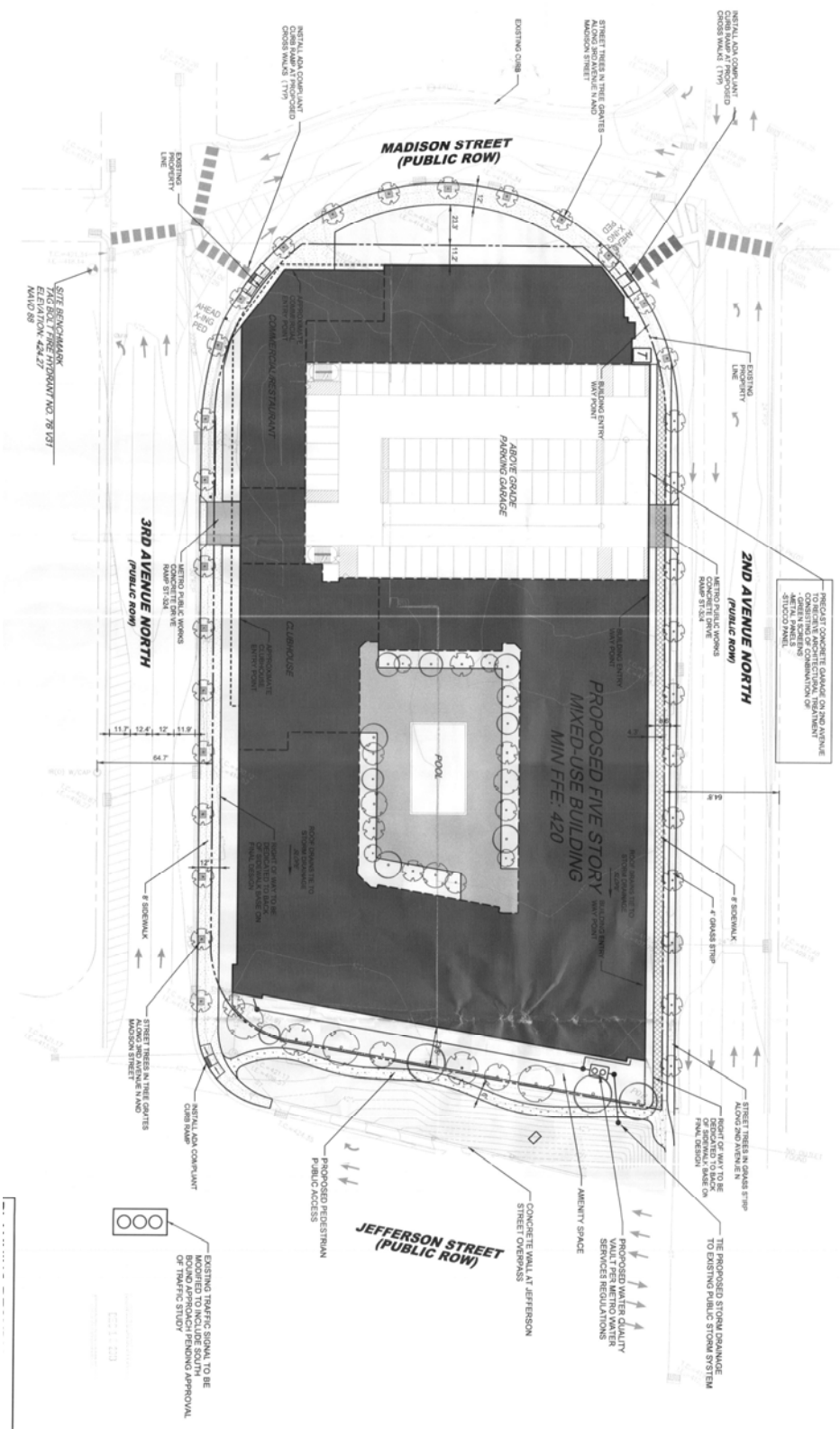
1. Supports Infill Development
2. Creates Walkable Neighborhoods
3. Provides a Range of Housing Choices
4. Supports a Variety of Transportation Choices

The area 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 site is located in highly developed area that is quickly transforming from an older industrial area to a vibrant mixed-use neighborhood. A new baseball stadium for the Nashville Sounds is slated for construction within the near future and the proposed development would support the stadium by providing additional services such as restaurants and retail uses. During games it would be easier to walk than drive to the subject location for food and shopping, which promotes pedestrian traffic. The plan calls for wide sidewalks and enhances cross walks adjacent to the site making it easier and safer to cross the street, which further promotes walkability.



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Proposed SP



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The request provides an additional housing option in the area. Additional housing options are important to serve a wide range of people with different housing needs. The concentration of high density residential, office, restaurant and retail uses will foster walking, biking and the use of public transportation.

NORTH NASHVILLE COMMUNITY PLAN Land Use Policy

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

Consistent with Policy?

Yes. The proposed SP zoning district would provide high density residential and moderate intensity non-residential uses, which would support the already diverse mixed use area. The proposed building is limited to five stories in height, which is supported by the policy. As proposed the request will place a five story building along the Jefferson Street corridor in an area that is experiencing tremendous growth. Jefferson Street is a very busy corridor where more intense development is appropriate. The site is also located in close proximity to I-24, downtown and L.P. Field. The new baseball stadium for the Nashville Sounds will also be located nearby. These type areas are appropriate for more intense development. The proposed development would provide more opportunities for living in the urban core of the city and the non-residential uses will provide amenities for people residing in the area as well as people visiting the area.

PLAN DETAILS

The site is located on the north side of the western foot of the Jefferson Street Bridge. The site boundaries include Jefferson to the south, 3rd Avenue to the west, Madison Street to the north and 2nd Avenue to the east. The site is also located within the Phillips-Jackson Street Redevelopment District. The site is approximately 2.63 acres in size. The site is relatively flat with the exception that the southern end slopes up towards the foot of the Jefferson Street Bridge. Current uses on the site consist of heavy manufacturing, strip commercial and vacant commercial.

Site Plan

The plan calls for a five story building consisting 280 residential units, amenity area and 5,000 square feet of non-residential uses. While the plan shows only 5,000 square feet on non-residential uses, the SP would permit more floor area as long as the overall development is consistent with all bulk standards and parking requirements. The following bulk standards will apply:

Max ISR: 1

Max FAR: 4

Max Height: 75 feet

Vehicular access into the building is shown along 2nd Avenue North. Structured parking is shown. As proposed, the SP will require that the total number of parking spaces comply with Metro requirements for the Urban Zoning Overlay. Pedestrian entrances are shown along all sides with



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main entrances located at the corners of Madison and 2nd and Madison and 3rd. The plan calls for an eight foot wide sidewalk with four foot planting strip along 2nd, a 12 foot wide sidewalk along 3rd with tree wells. The sidewalk along Madison varies with the northwest portion being 12 feet wide. The plan also provides areas for outdoor dining at the corners of Madison and 2nd and Madison and 3rd. The plan calls for pedestrian islands at the intersections of Madison and 2nd and Madison and 3rd.

Conceptual elevations have been provided. A variety of building materials are shown, including brick veneer, stucco/cementitious panel and metal panel. The facing of the garage along 2nd Avenue North calls for architectural screening. Final elevations will be required with the final site plan.

ANALYSIS

The plan is consistent with the land use policy and meets several critical planning goals as specified in the previous sections of this report.

Currently the section of Madison Street adjacent to the site is designed to carry a high volume of traffic at a moderate speeds. This configuration does not foster walkability. Although it is uncertain at this time, it is possible that the configuration of Madison Street could change in the future. A traffic study for the area, which has been triggered by the proposed baseball stadium, is currently underway. The original SP plan called for a redesign of Madison Street, which would create a safer environment for pedestrians. If the traffic study ultimately supports the alterations, then the plan could be revised as a minor SP modification to the original design. It is important to note that while deviations from the plan would be permitted without Council approval, any final site plan would have to be within the proposed bulk standards and, more importantly, consistent with the overall concept.

Since the proposal meets several critical planning goals and is consistent with the land use policy, then staff supports the request and recommends that it be approved with conditions.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approved with conditions

1. 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.
2. Developer shall coordinate with Metro Public Works regarding road plans for the proposed Ballpark and comply with findings of this project's TIS prior to final SP plan approval.
3. Indicate a solid waste and recycling plan for the site; location, pickup frequencies, truck route, etc.
4. Is a loading/ move in/ service zone proposed for the development? If so, indicate. If not, indicate how each of these functions will be resolved.
5. Revise the streetscape plan on all public streets (2nd, 3rd, and Madison) to indicate an ADA compliant 5 foot path of travel within the public ROW, may require a ROW dedication to the back of sidewalk.
6. Indicate the installation of an ADA compliant ramp at the intersection of Jefferson and 3rd and within the expanded concrete islands on Madison.



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	2.63	0.6 F	68,737 SF	245	21	22

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	2.63	-	275 U	1791	139	169

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	2.63	-	5,737 SF	730	67	64

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+2276	+185	+211

METRO SCHOOL BOARD REPORT

Projected student generation existing **IR** district: 0 Elementary 0 Middle 0 High
Projected student generation proposed **SP-MR** district: 14 Elementary 9 Middle 7 High

The proposed SP-MU zoning district could generate 30 additional students. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School. John Early is identified as being over capacity and there is additional capacity for middle school students within the cluster. This information is based upon data from the school board last updated September 2012.

Fiscal Liability

The fiscal liability of nine new middle school students is \$234,000 (9 X \$26,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions and disapproved without all staff conditions.

CONDITIONS

1. Permitted land uses shall be limited to multi-family residential and all other uses permitted in the MUG district. Multi-family residential shall be limited to 280 units.



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2. A minimum of 5,000 square feet of non-residential uses shall be provided on the ground floor.
3. A maximum of five stories are permitted above grade. Additional stories shall require Council approval.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the MUG zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions 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 SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
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.

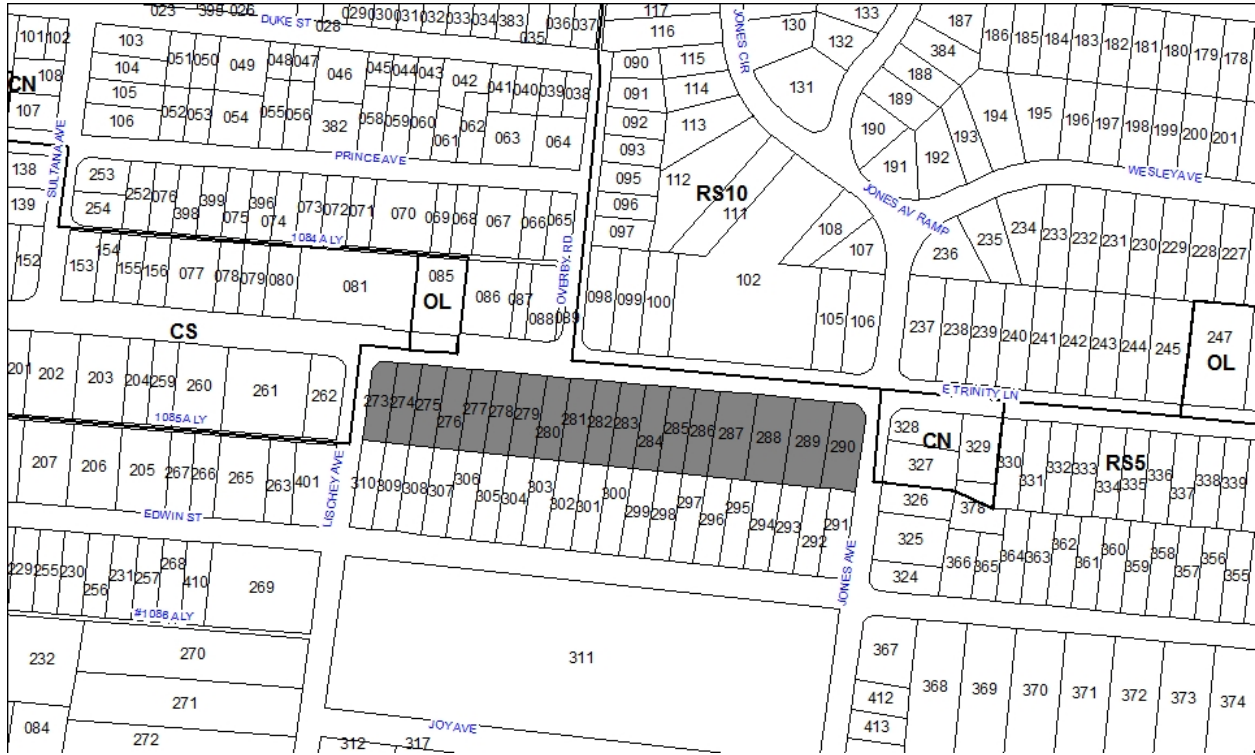


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2014Z-004PR-001

414 EAST TRINITY LANE

Map 071-08, Parcel(s) 273-290

East Nashville

05 - Scott Davis



Project No. Zone Change 2014Z-004PR-001
Council District 5 – S. Davis
School District 5 – Kim
Requested by Councilmember Scott Davis, applicant and Various, owners

Deferral This application was deferred at the January 9, 2014, Planning Commission meeting as the applicant was not present.

Staff Reviewer Cuthbertson
Staff Recommendation *Approve*

APPLICANT REQUEST
Zone change from RS5 to RM15-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential Alternative (RM15-A) zoning for various properties located along the south side of E. Trinity Lane, between Jones Avenue and Lischey Avenue (4.18 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. RS5 would permit a maximum of 36 units.

Proposed Zoning

Multi-Family Residential-A (RM15-A) is intended for single-family, duplex, and multi-family dwellings at a density of 15 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. RM15-A would permit a maximum of 62 units.

CRITICAL PLANNING GOALS

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

The proposed RM15-A district will encourage redevelopment of the properties at a moderate residential intensity and permit a variety of housing types including multi-family. The RM15-A zoning district will encourage new development in a form that supports a strong pedestrian environment by locating and orienting new buildings toward the street, managing the number of vehicular access points and minimizing the prominence of parking facilities.

The RM15-A zoning district encourages the development of healthy neighborhoods by supporting a stronger walking environment and supporting the development and viability of nearby commercial areas along the Trinity Lane corridor as walking destinations.



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The density permitted with the proposed RM15-A district increases the supply of housing within an already developed area of Nashville served by existing infrastructure, which allows additional development without burdening Metro with the cost of maintaining new infrastructure. The properties are located in an area served by a network of streets that provide multiple options for access to nearby commerce, services, employment and recreation which helps mitigate traffic congestion along major arterials and expressways.

Further, the additional residential opportunity within a developed area of Nashville helps to mitigate urban sprawl by relieving the need to build additional housing on the periphery of the county in an existing green-field or in a bordering county.

EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed RM15-A district is consistent with the Neighborhood General policy. The proposed zoning district will permit a variety of housing types up to 15 units per acre on the properties and encourage redevelopment of this block in a manner that will establish continuity between the commercially zoned areas to the east and west.

The subject properties mostly contain single-family dwellings, however, they front an arterial boulevard, Trinity Lane and are situated in between a collector street, Lischey Avenue and Jones Avenue. This section of the Trinity Lane corridor contains a variety of land uses and zoning districts including commercial zoning and land uses east and west of this block. Churches and other non-residential uses are located to the north of the subject block.

The proposed RM15-A zoning district will allow the subject properties to redevelop individually or collectively in a manner such that they create a transition in development intensity in between the more intense Trinity Lane corridor and the predominantly residential neighborhood to the south. The RM15-A zoning district, while permitting a higher density than the abutting RS5 zoning district to the south, limits new buildings to a height and scale consistent with that which is permitted on the surrounding RS5 zoned lots. The A district also requires new buildings to be located within a build-to zone close to the street and away from the abutting RS zoned properties to the south. Redevelopment of the site will require improvements to the adjacent streetscape and pedestrian environment.

The RM15-A zoning district was established as a designed based zoning district intended to insure the design objectives of the neighborhood general policy.

PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.



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Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	4.18	7.41 D	31 L	354	32	37

Maximum Uses in Proposed Zoning District: **RM15-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	4.18	15 D	63 U	506	35	53

Traffic changes between maximum: **RS5** and proposed **RM15-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+152	+3	+16

SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 9 Elementary 7 Middle 6 High

Projected student generation proposed RM15-A district: 20 Elementary 9 Middle 6 High

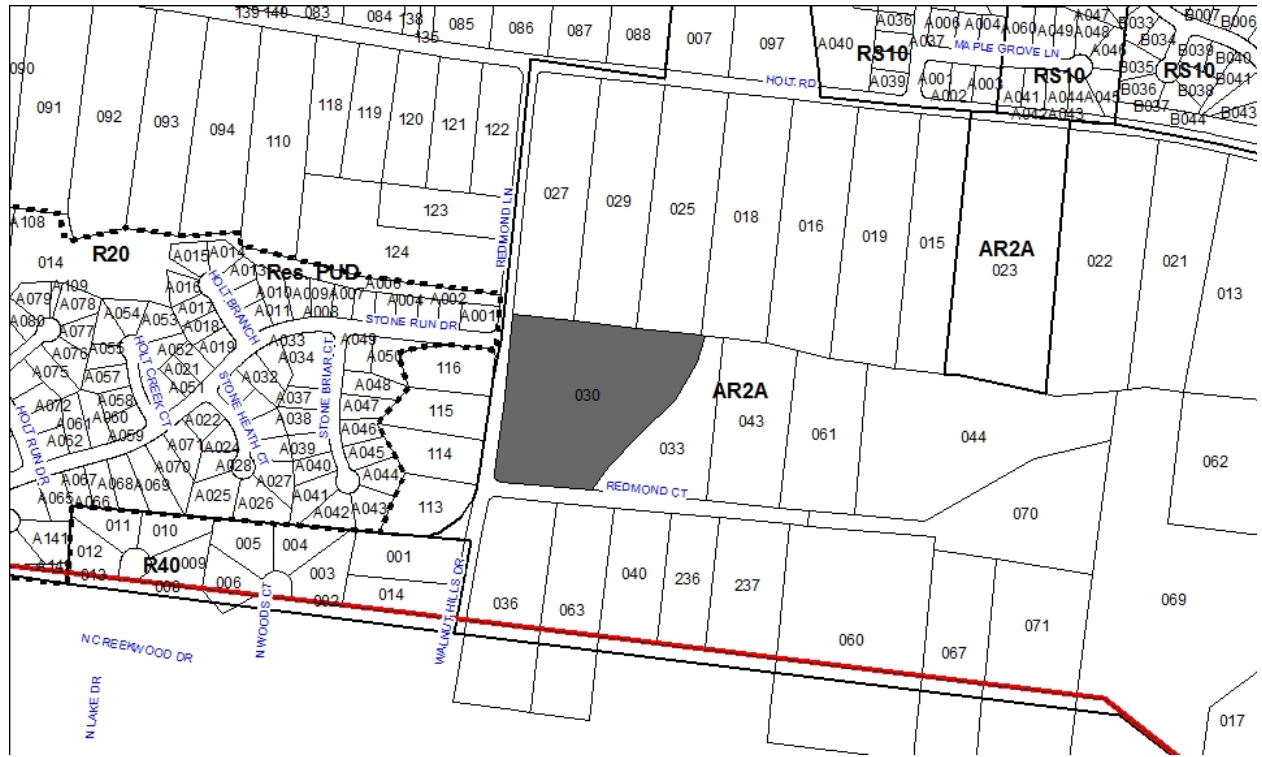
The proposed RM15-A zoning district could generate up to 13 students in addition than what is typically generated under the existing RS5 zoning district. Students would attend Tom Joy Elementary School, Baxter Middle School and Maplewood High School. Tom Joy Elementary has been identified as over capacity, however, there is capacity within the cluster for additional elementary school students. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends approval as the proposed RM15-A zoning district as it is consistent with the Neighborhood General policy.



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2014Z-006PR-001
6541 REDMOND LANE
Map 180, Parcel(s) 030
Southeast
04 - Brady Banks



Project No. Zone Change 2014Z-006 PR-001
Council District 4 – Banks
School District 2 – Brannon
Requested by Infill Nashville, applicant; Betsy Carroll, owner.

Deferral This application was deferred at the January 9, 2014, Planning Commission meeting to allow time for a community meeting.

Staff Reviewer Swaggart
Staff Recommendation Approve

APPLICANT REQUEST

Zone change from AR2a to RS15.

Zone Change

A request to rezone from Agricultural and Residential (AR2a) to Single-Family Residential (RS15) zoning for property located at 6541 Redmond Lane, at the northeast corner of Redmond Lane and Redmond Court (6.65 acres).

Existing Zoning

Agricultural/Residential requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 3 residential units.*

Proposed Zoning

Single-Family Residential RS15 requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. *RS15 would permit a maximum of 19 single-family lots.*

CRITICAL PLANNING GOALS

N/A

SOUTHEAST COMMUNITY PLAN

Existing Policy

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

Consistent with Policy?

Yes. The proposed RS15 is consistent with the RLM policy. The proposed RS15 district will permit residential uses with a density at the low end of the RLM policy.



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PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **AR2a**

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)	6.65	0.5 D	3 L	29	3	4

Maximum Uses in Proposed Zoning District: **RS15**

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)	6.65	2.47	16 L	154	12	17

Traffic changes between maximum: **AR2a** and proposed **RS15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+13	+125	+9	+13

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed RS15 district: 2 Elementary 2 Middle 1 High

The proposed RS15 zoning district could generate 3 more students than what is typically generated under the existing AR2a zoning district.

Students would attend Shayne Elementary School, Oliver Middle School, and Overton High School. All three schools are identified as being over capacity. There is no additional capacity in the Overton Cluster for elementary, middle or high school students; however, there is additional capacity for high school students in the adjacent Cane Ridge, Glencliff and McGavock high school clusters.

Fiscal Liability

The fiscal liability of one new elementary school student is \$21,500 and one new middle school students is \$26,000. This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

This information is based upon data from the school board last updated September 2013.

STAFF RECOMMENDATION

Staff recommends that the RS15 district be approved as it is consistent with the sites RLM land use policy.



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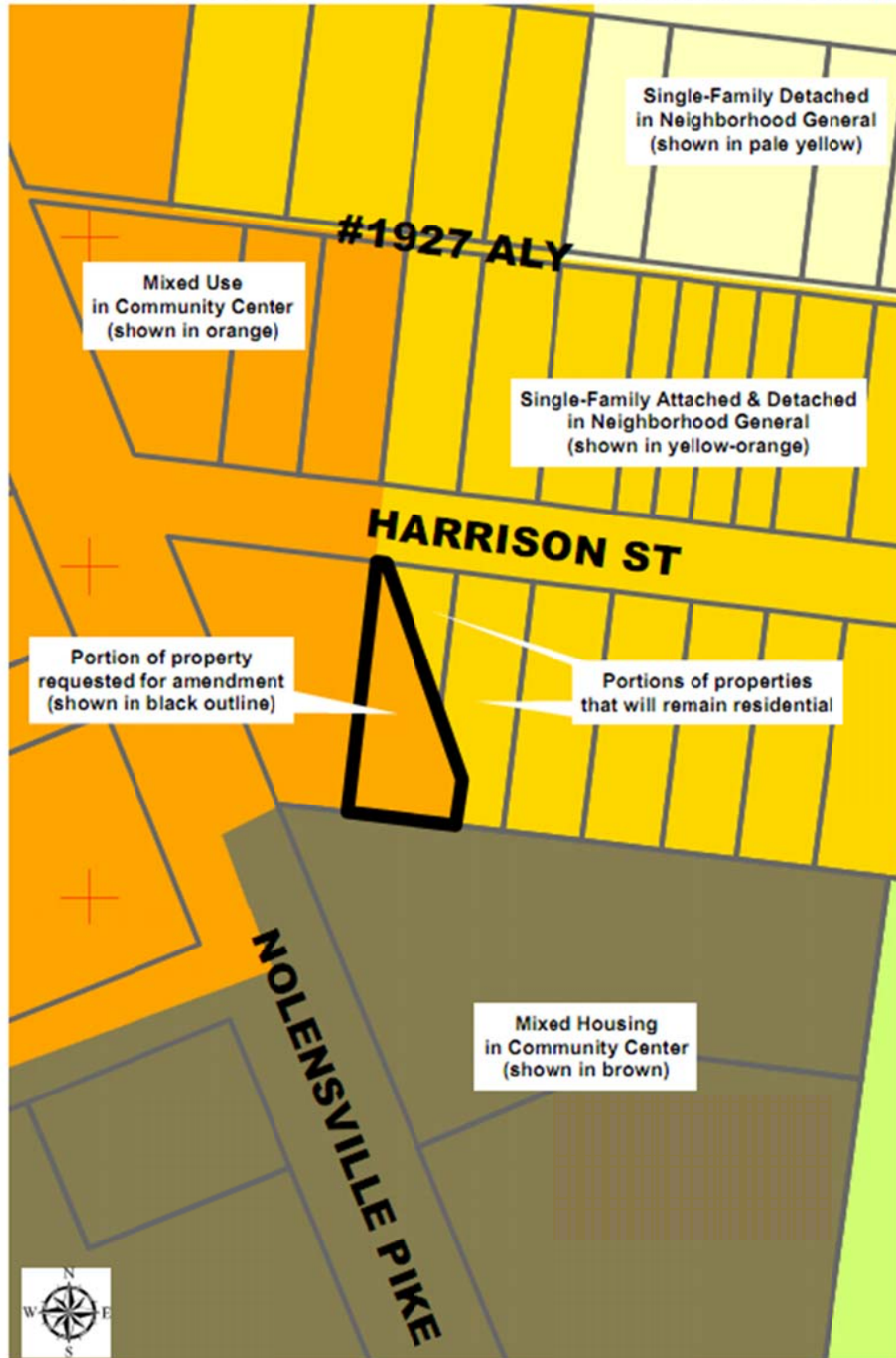
COMMUNITY PLAN POLICY CHANGES and ASSOCIATED CASES

- **Plan Amendments**
- **Specific Plans**



Metro Planning Commission Meeting of 1/23/2014

2013CP-011-002 South Nashville Community Plan Amendment Request





Project No.	Major Plan Amendment 2013CP-011-002
Project Name	South Nashville Community Plan Amendment
Associated Case	2013Z-048PR-001
Council District	16 – Tenpenny
School Districts	7 – Pinkston
Requested by	Dale & Associates, applicant; Seagate Investments Inc., owner
Staff Reviewer	McCaig
Staff Recommendation	Approve

APPLICANT REQUEST

Amend land use policy from Single Family Attached and Detached in Neighborhood General to Mixed Use in Community Center.

Major Plan Amendment

A request by the applicant to amend the *South Nashville Community Plan: 2007 Update* and its accompanying *Nolensville Pike Corridor Detailed Neighborhood Design Plan* by changing the current Detailed Land Use Policy Single-Family Attached and Detached in Neighborhood General (SFAD in NG) to Mixed Use in Community Center (MxU in CC) for portions of the properties located at 0 and 319 Harrison Street (adjacent to 3500 Nolensville Pike), totaling 0.13 acres.

CRITICAL PLANNING GOALS

- Supports Variety of Land Uses
- Creates Walkable Neighborhoods

The application of Mixed Use in Community Center policy encourages an integrated, diverse blend of compatible land uses that allows for living, working, shopping, and services. By focusing mixed use development along Nolensville Pike, increases in intensity will permit a mix of uses and support a strong pedestrian environment.

SOUTH NASHVILLE COMMUNITY PLAN

Current Policy

Single-Family Attached and Detached in Neighborhood General (SFAD in NG) policy is a detailed land use policy. NG policy is intended to meet a spectrum of housing needs that is carefully arranged, not randomly located. SFAD policy adds more detail to the NG policy by calling for a mixture of single-family housing that varies based on the size of the lot and the placement of buildings, either stand-alone single-family housing or attached single-family housing, such as townhomes.

Proposed Policy

Mixed Use in Community Center (MxU in CC) policy is a detailed land use policy. MxU policy is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. Predominant uses include residential, commercial, recreational, cultural, and community facilities. Commercial uses appropriate to MxU areas include offices and community- and neighborhood-scale convenience activities.



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BACKGROUND

Case 2013Z-048PR-001, the companion to this case, is a zone change from RS7.5 (residential single-family on 7,500 square foot lots) to MUL (mixed use limited) for portions of the properties located at 0 and 319 Harrison Street (0.13 acres). The applicant requests a plan amendment for Mixed Use in Community Center so that the land use policy will be consistent with the proposed zone change.

COMMUNITY PARTICIPATION

An early postcard notification announcing the plan amendment and a regular notice communicating the time and date of the community meeting and the Planning Commission Public Hearing were mailed to 275 property owners within 1,300 feet of the potential plan amendment area.

A community meeting was held by the Planning Department on Monday, January 6, 2014 at the Coleman Park Community Center. Approximately 8 people were in attendance, including the area councilmember, property representatives, and neighbors. Attendees voiced support after hearing details about the plan amendment and rezoning requests.

The applicant has been working with the surrounding property owners, neighbors and the area councilmember for several weeks prior to January's community meeting. This allowed people to ask questions and understand the limited nature of this request. Staff has received several phone calls where callers supported the request after understanding the details. The only opposition staff has received is one email.

ANALYSIS

The properties are located at 0 and 319 Harrison Street, adjacent to 3500 Nolensville Pike. Although the request is for a very small area, this is deemed a major plan amendment because the request is for changing residential to mixed use.

Physical Site Conditions

The subject property does not have any physical constraints such as steep slopes, floodways or floodplains.

Land Use

The property at 3500 Nolensville Pike is currently being used as a small convenience market. The two lots on Harrison Street are owned by the same property owner. Since the applicant's lot containing the convenience market is small and at an angle along Nolensville Pike, the owner wishes to take a small portion of their two adjacent lots to create additional room for expanding the market building, adding more parking spaces, and hosting a popular local food truck.

Existing Development Pattern

The two Harrison Street properties are located adjacent to the Nolensville Pike corridor to the west and an established residential neighborhood to the east. The property at 0 Harrison Street is vacant and contains a large driveway to the single-family house on 319 Harrison Street. Together, the total acreage of the two properties is 0.36 acres. However, the request is only for 0.13 acres of these properties.



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Access and Transportation

Currently, the property at 319 Harrison Street is accessed through a driveway on 0 Harrison Street. The existing driveway at 0 Harrison Street will shift to 319 Harrison Street to continue to provide access to the residence.

SUMMARY

The application of Mixed Use in Community Center policy is appropriate for this portion of the subject properties (0.13 acres). The property will continue to accommodate the current market while providing more inside space, parking, and improved circulation. In addition, the applicant will continue to maintain the existing single-family residence. In all, the proposal creates a more aesthetically pleasing site and transition than what is there currently.

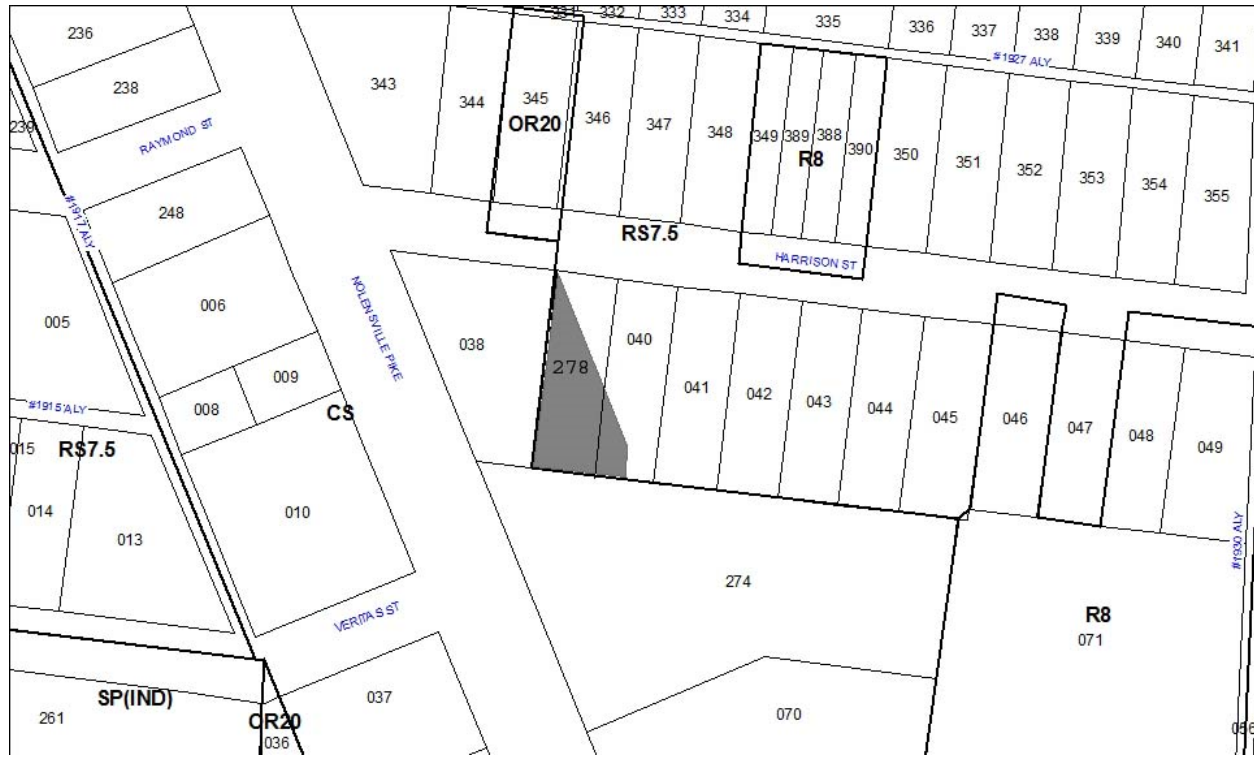
STAFF RECOMMENDATION

Staff recommends approval.

Since this is a small policy boundary change, there are no special policies or language that need to be added to the proposed amendment.



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2013Z-048PR-001
HARRISON STREET (UNNUMBERED)
Map 133-06, Part of Parcel(s) 040, 278
South Nashville
16 - Tony Tenpenny



Project No.	Zone Change 2013Z-048PR-001
Associated Case	2013CP-011-002
Council District	16 – Tenpenny
School District	7 – Pinkston
Requested by	Lowen & Associates, applicant; Seagate Investment Inc., owners
Staff Reviewer	Swaggart
Staff Recommendation	<i>Approve subject to the approval of the associated policy amendment.</i>

APPLICANT REQUEST

Zone change from RS7.5 to MUL.

Zone Change

A request to rezone from Single-Family Residential (RS7.5) to Mixed-Use Limited (MUL) zoning for a portion of two properties located at 319 Harrison Street and Harrison Street (unnumbered), approximately 150 feet east of Nolensville Pike (0.13 acres).

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 1 residential unit.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

SOUTH NASHVILLE COMMUNITY PLAN

Existing Policy

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

Single-Family Attached and Detached (SFAD) is intended for a mixture of single family housing that varies based on the size of the lot and the placement of the building on the lot. Detached houses are single units on a single lot (e.g. single family house), while attached houses are single units that are attached to other single family houses (e.g. townhomes).

Proposed Policy

Mixed Use in Community Center (MU) policy is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. Predominant uses include residential, commercial, recreational, cultural, and community facilities. Commercial uses appropriate to MU areas include offices and community, neighborhood, and



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convenience scale activities. Residential densities are comparable to medium, medium-high, or high density. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

While the proposed MUL zoning district would permit development consistent with the existing SFAD in NG policy, it would also permit non-residential uses which would not be consistent with the policy. The proposed MUL district is consistent with the proposed MU policy which would support residential as well as non-residential uses.

PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.13	4.94 D	1 L	10	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.13	1 F	6,000 SF	150	12	23

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+140	+10	+20

METRO SCHOOL BOARD REPORT

The proposed MUL zoning district would not generate more students than what would be generated by the current RS7.5 district. This information is based upon data from the School Board last updated September 2012.

STAFF RECOMMENDATION

Approve if the associated policy amendment is approved and disapprove if the associated policy amendment is not approved.



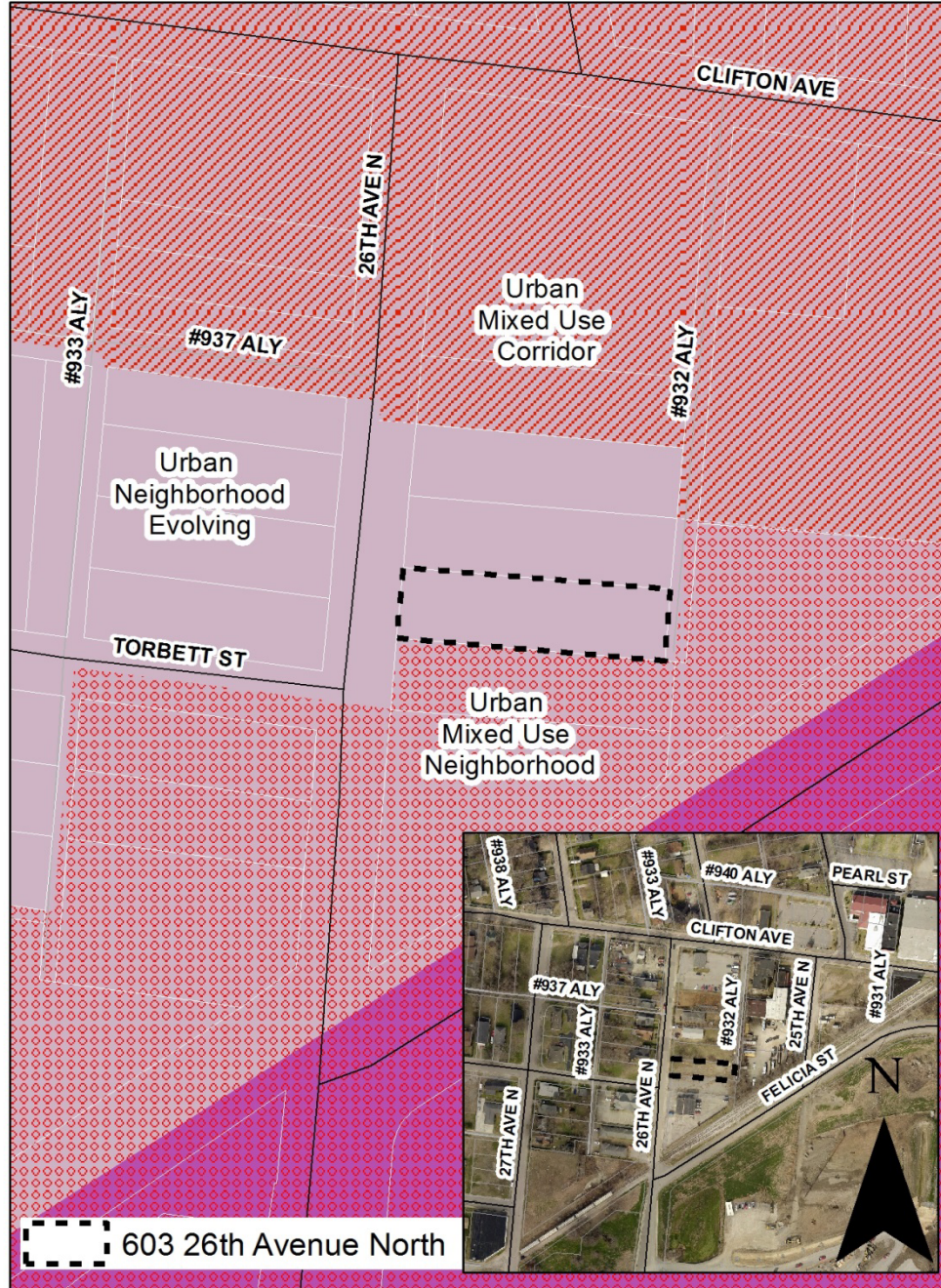
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North Nashville Community Plan Amendment Case # 2014CP-008-001





Project No.	Minor Plan Amendment 2014CP-008-001
Project Name	North Nashville Community Plan Amendment
Associated Case	2014Z-002PR-001
Council District	21 – Langster
School District	5 – Kim
Requested by	SSV Partners, GP, owner
Staff Reviewer	Capehart
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Amend land use policy from Urban Neighborhood Evolving (T4NE) to Urban Mixed Use Neighborhood (T4MU)

Major Plan Amendment

A request to amend the North Nashville Community Plan: 2010 Update to change the Land Use Policy from Urban Neighborhood Evolving (T4 NE) to Urban Mixed Use Neighborhood (T4 MU) for property located at 603 26th Avenue North.

CRITICAL PLANNING GOALS

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

The application of Urban Mixed Used Neighborhood policy on property located at 603 26th Avenue North would support the creation of transportation choices and housing choice through infill development and compact building design.

The Urban Mixed Use Neighborhood policy encourages the creation of multiple transportation options, particularly bike and pedestrian connections that allow residents to walk to and from the mixture of uses and services envisioned within mixed use neighborhoods.

The Urban Mixed Use Neighborhood policy also encourages a range of housing options, fostering neighborhoods that support aging-in-place, transit, and successful neighborhood market places. Providing a range of housing types is most often facilitated by infill development. Infill development most often utilizes existing infrastructure and should be designed to provide appropriate transitions in massing, height, and scale. The Urban Mixed Use Neighborhood policy supports and provides guidance for infill development by encouraging appropriate transitions so that infill development is compatible with existing development. In Urban Mixed Use Neighborhoods, vertical and horizontal mixed use development with reduced footprints are encouraged to lessen the impact on surrounding development and green space.

NORTH NASHVILLE COMMUNITY PLAN

Current Policy

Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban compatible with



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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 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.

Proposed Policy

Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

BACKGROUND

The companion to this case, 2014Z-002PR-001 considers a zone change from RS5 district to MUL-A district on property located at 603 26th Avenue North. The non-residential land uses allowed within the MUL-A district are inconsistent with the T4 NE policy, which supports only residential land uses. The applicant requests a plan amendment to T4 MU so that the land use policy will be consistent with the proposed zone change.

COMMUNITY PARTICIPATION

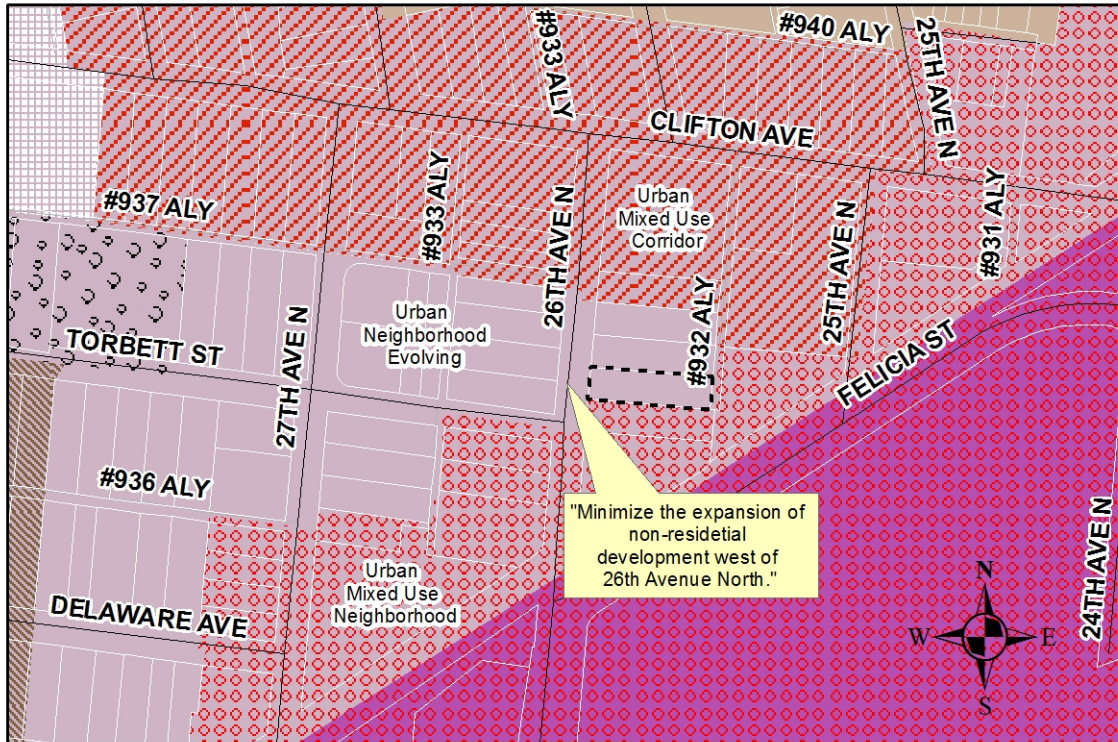
An early postcard notification announcing the plan amendment was sent to surrounding property owners. A notice communicating the time and date of the community meeting and Planning Commission Public Hearing was sent to property owners within 1,300 feet of the potential plan amendment area.

A community meeting was held on Monday January 13, 2014 at the Hadley Park Community Center (1039 28th Ave N, Nashville, TN 37208) from 6:00 p.m. to 7:00 p.m. There were two attendees at the meeting. Despite the minimal attendance, the conversation regarding this application was substantial.

The meeting attendees expressed concerns with expanding the Urban Mixed Use policy and the 'commercial creep' that could result. The attendees were amenable to a balanced approach whereby 26th Avenue North becomes a transitional area; non-residential uses are supported on the east side with denser residential uses on the west side that would serve as a transition for residential to the west (see below).



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In addition, the meeting attendees expressed the desire for surrounding land uses to transition from light industrial to mixed use (residential, office, commercial), but were concerned about undesirable commercial uses that would be permitted under the proposed MUL-A zoning. The SP (Specific Plan) zoning tool was discussed to possibly limit undesirable land uses.

ANALYSIS

Physical Site Conditions

The subject property has no topographical constraints, and there is no floodplain or floodway.

Land Use

The subject property is currently classified as a vacant. Land uses adjacent to the subject property include residential (ranging from single-family to residential with four or more units), commercial, institutional and industrial. There is also a significant amount of vacant properties in the immediate area.

Existing Development Pattern

The development pattern is urban, characterized by smaller lots and buildings with shallow setbacks. Properties in the area are roughly 8,000 square feet (0.18 acres). The subject property shares the 26th Avenue North block face, where building setbacks are generally between 50 and 20 feet in depth.

Access

The subject property has access from 26th Avenue North. 26th Avenue North is a local street that provides access to Clifton Avenue (a collector street) to the north and Charlotte Pike (an arterial street) to the south.



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Historic Features

The subject property is not identified as an historic feature, nor are there any historic features in the immediate area.

Summary

The application of Urban Mixed Used Neighborhood policy is appropriate and would guide future development in the creation of transportation and housing choice through infill development and compact building design.

The creation of transportation and housing choice is best facilitated through compact infill development. Urban Mixed Use Neighborhood policy encourages compact design and infill in the form of vertical or horizontal mixed use development. Doing so encourages residential uses in conjunction with or in close proximity to commercial goods and services. Where goods and services are provided in close proximity to residential, walking, biking, and transit become more viable modes of transportation. Compact building design and infill also minimizes impacts on adjacent development and green spaces.

While the expansion Urban Mixed Use Neighborhood is appropriate for the aforementioned reasons, preservation of residential development is equally important to support the non-residential goods and services that may come as a result. Therefore, further expansion of the Urban Mixed Use Neighborhood policy west of 26th Avenue North is discouraged. Urban Neighborhood Evolving Policy west of 26th Avenue North should be maintained to create a transition from the non-residential uses on the west side of 26th Avenue North, and to provide housing that supports neighborhood goods and services.

STAFF RECOMMENDATION

Staff recommends approval.



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2014Z-002PR-001
603 26TH AVENUE NORTH
Map 092-10, Parcel(s) 335
North Nashville
21 - Edith Taylor Langster



Project No. Zone Change 2014Z-002PR-001
Associated Case 2014CP-008-001
Council Bill BL2014-644
Council District 21 – Langster
School District 5 – Kim
Requested by SSV Partner, GP, applicant and owner

Staff Reviewer Sajid
Staff Recommendation *If the associated policy amendment is approved, staff recommends approval of the zone change. If the associated policy amendment is not approved, then staff recommends disapproval.*

APPLICANT REQUEST
Zone change from RS5 to MUL-A

Zone Change
A request to rezone from Single-Family Residential (RS5) to Mixed Use Limited-A (MUL-A) zoning for property located at 603 26th Avenue North, approximately 285 feet north of Felicia Street (0.22 acres).

Existing Zoning
Single-family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre.
RS5 would permit a maximum of 1 unit.

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

- CRITICAL PLANNING GOALS**
- Supports Infill Development
 - Supports a Range of Housing Choices
 - Promotes Compact Building Design
 - Supports a Variety of Transportation Choices

The proposed MUL-A promotes walkable neighborhoods by incorporating building placement and design elements to create a streetscape that enhances the pedestrian experience. MUL-A also would expand the range of housing choices in the area by permitting mixed use and encourage compact building design by allowing more flexibility to build up rather than out. In addition, existing infrastructure is available at the subject property, which supports infill development.

NORTH NASHVILLE COMMUNITY PLAN

Existing Policy
Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as



Metro Planning Commission Meeting of 1/23/2014

characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and 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.

Proposed Policy

Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

Consistent with Policy?

The proposed zone change is not consistent with the existing policy. Urban Neighborhood Evolving policy areas are intended to be predominantly residential in character while MUL-A would permit not only residential, but also commercial and office uses. A community plan amendment (2014CP-008-001), however, has been requested to change the policy from Urban Neighborhood Evolving (T4 NE) to Urban Mixed Use (T4 MU), which would allow a mixture of uses. The proposed zone change is consistent with the proposed T4 MU policy.

The property owner has indicated that, if the rezoning is approved, the subject property may provide parking for a restaurant in the building located at 525 26th Avenue North. Both 525 26th Avenue North and 601 26th Avenue North (lot in between 525 and 603 26th Avenue North) are zoned IR which permits restaurant and parking uses by right. If the subject property is rezoned MUL-A, the Zoning Code would require a standard B landscape buffer along the zoning line between the IR and MUL-A. In order to remove the buffer requirement, the applicant would need to submit a unified plat of subdivision.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.22	7.41 D	1 L	10	1	2



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.22	1 F	9,583 SF	448	15	45

Traffic changes between maximum: **RS5** and proposed **MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+438	+14	+43

SCHOOL BOARD REPORT

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

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

The proposed MUL-A district would not generate any more students than what is typically generated under the existing RS5 zoning district. Students would attend Park Avenue Elementary School, McKissack Middle School, and Pearl-Cohn High School. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

If the associated policy amendment is approved, staff recommends approval of the zone change as it meets the proposed policy. If the associated policy amendment is not approved, then staff recommends disapproval.



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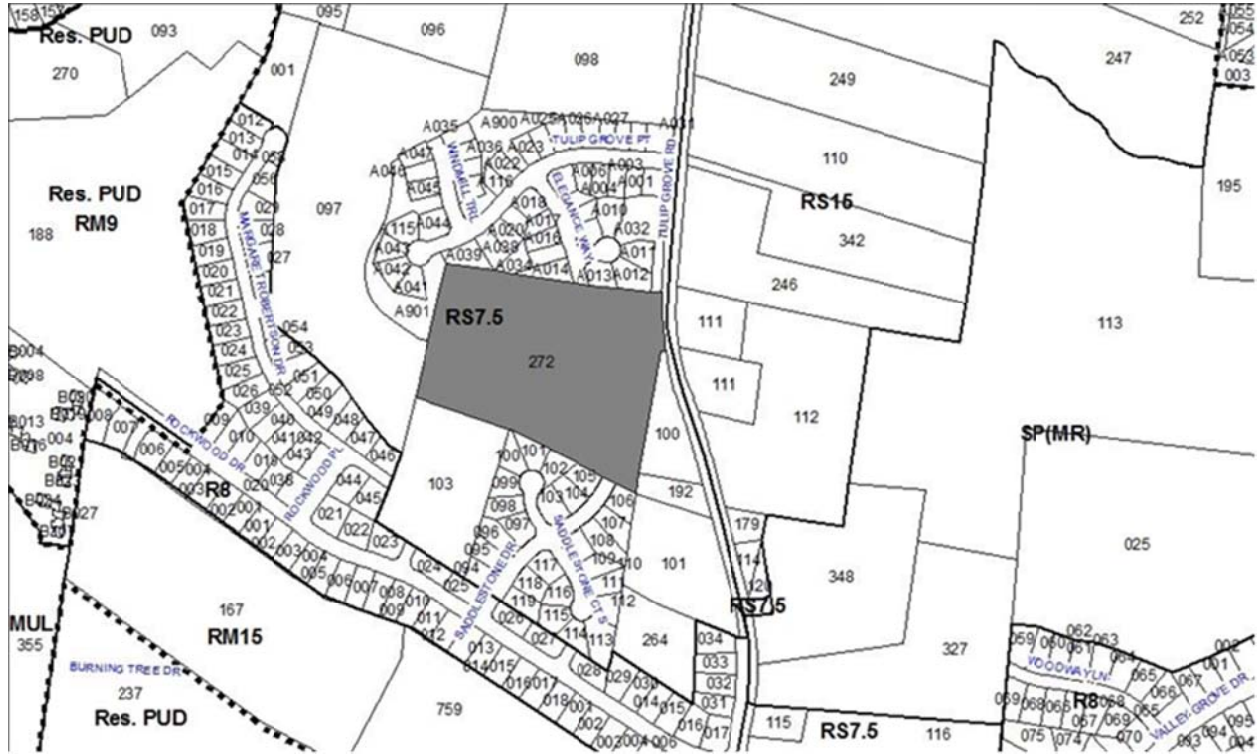
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RECOMMENDATIONS TO METRO COUNCIL

- **Specific Plans**
- **Zone Changes**
- **Neighborhood Conservation Overlays**



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2014SP-007-001
TULIP GROVE
Map 086, Parcel(s) 272
Donelson - Hermitage
12 - Steve Glover



Project No.	Zone Change 2014SP-007-001
Project Name	Tulip Grove
Council District	12 – Glover
School District	4 – Shepherd
Requested by	Civil Site Design Group, PLLC, applicant; Al Ewing, Jr., owner.
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer indefinitely.</i>

APPLICANT REQUEST

Preliminary SP to permit 48 multi-family units.

Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan – Residential (SP-R) zoning for property located at 1132 Tulip Grove Road, approximately 425 feet south of Tulip Grove Point (8.3 Acres), to permit up to 48 multi-family residential dwelling units.

STAFF RECOMMENDATION

Staff recommends that the request deferred indefinitely as requested by the applicant.



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2013Z-050PR-001

ESTESWOOD DRIVE

Map 130-04, Parcel(s) 013-016, 019-022

Map 130-08, Parcel(s) 004-014, 016-019

Green Hills - Midtown

34 - Carter Todd



Project No.	Zone Change 2013Z-050PR-001
Council Bill	BL2013-602
Council District	34 – Todd
School District	8 – Hayes
Requested by	Councilmember Carter Todd, applicant; various property owners
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Zone change from RS20 to RS30.

Zone Change

A request to rezone from Single-Family Residential (RS20) to Single-Family Residential (RS30) zoning for various properties located along Esteswood Drive, north of Trimble Road (19.6 acres).

Existing Zoning

Single-Family Residential (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. *RS20 would permit a maximum of 42 lots.*

Proposed Zoning

Single-family Residential (RS30) requires a minimum 30,000 square foot lot and is intended for single-family dwellings at a density of 1.23 dwelling units per acre. *RS30 would permit a maximum of 28 lots. The maximum 28 lots possible with the RS30 zoning assumes the land is not currently subdivided and there is no existing character to maintain; however, the land is already subdivided, with 23 lots currently in existence. The proposed RS30 zoning district will reduce the possibility of creating additional lots from the existing lots.*

CRITICAL PLANNING GOALS

N/A

MIDTOWN-GREEN HILLS COMMUNITY PLAN

Residential Low (RL) is intended to conserve large areas of established, low density (one to two dwelling units per acre) residential development. The predominant development type is single-family homes.

Consistent with Policy?

Yes. RL policy generally recommends residential densities up to two dwelling units per acre. Within the zone change boundary, development is entirely single-family with a density of less than two dwelling units per acre.

HISTORY

The subject properties are included in the Esteswood Estates subdivision recorded in 1951. The properties were rezoned from R20 to RS20 in 1987.



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ANALYSIS

The current RS20 zoning district permits single-family detached residential with a minimum lot size of 20,000 square feet. The proposed zone change to RS30 would maintain the existing land use pattern however require a minimum lot size of 30,000 square feet. All of the lots within the zone change boundary contain over 30,000 square feet of lot area. Under the current zoning seven of the existing lots could be subdivided such that the resulting lots would meet the minimum lot size. Under the proposed zoning district and utilizing the numerical standards for infill subdivisions recently adopted, none of the existing lots could be subdivided.

Because this zone change meets the minimum density of the RL policy, it is an appropriate zone change for this neighborhood. It is not located within proximity of a transit line and it is not an area that is intended to support higher density in the long term. The zone change will not have an impact on the required bulk standards of the Zoning Code, such as setbacks, impervious surface ratio or parking.

STAFF RECOMMENDATION

Staff recommends approval. The proposed zone change is consistent with Residential Low land use policy of the Midtown - Green Hills Community Plan.

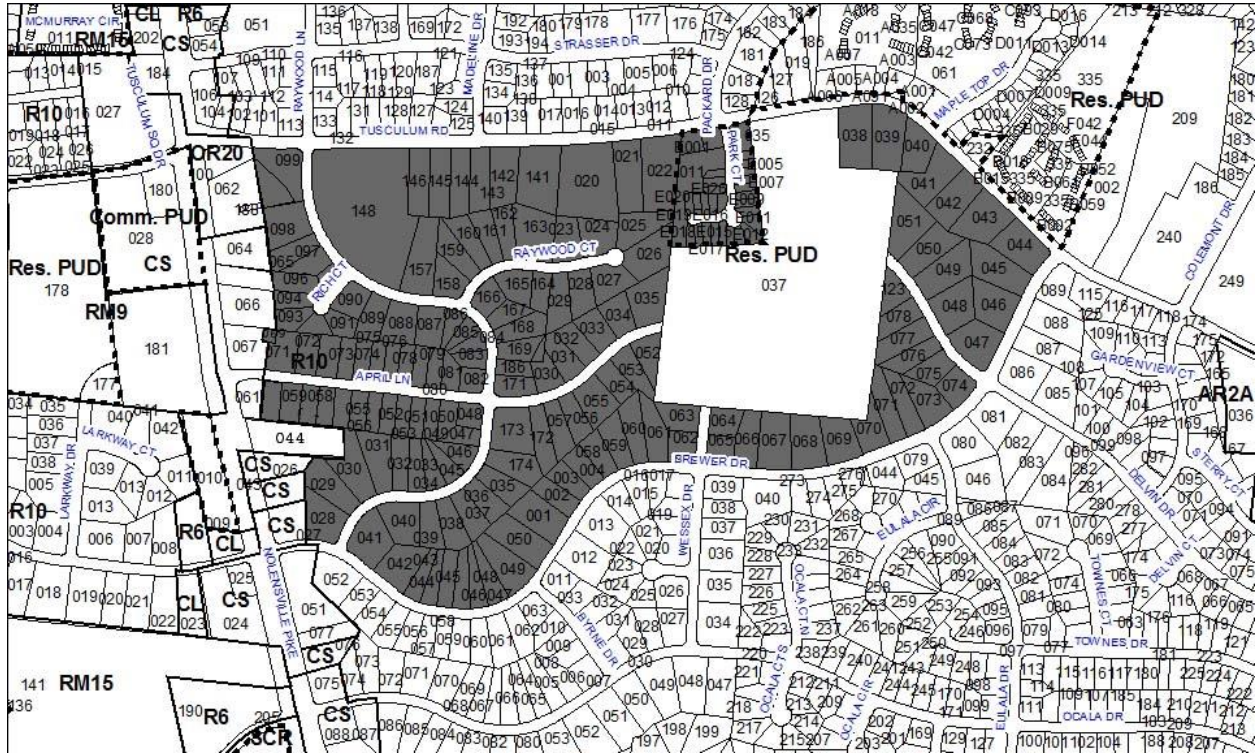


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2014Z-008PR-001

BREWER DRIVE/TUSCULUM ROAD DOWNZONING

Map 161-04, Parcel(s) 045-059, 061, 062, 065, 068, 071-099, 141-146, 148, 157-174, 186

Map 161-08, Parcel(s) 028-041, 043-050

Map 162-01, Parcel(s) 020-035, 038-078, 123

Map 162-01-0-E, Parcel(s) 001-027

Map 162-05, Parcel(s) 001-004

Southeast

27 - Davette Blalock; 30 - Jason Potts



Project No.	2014Z-008PR-001
Project Name	Brewer Drive/Tusculum Road Downzoning
Council Bill	BL2014-635
Council District	27 – Blalock
School District	2 – Brannon
Requested by	Councilmember Davette Blalock, applicant; various property owners
Staff Reviewer	Sajid
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Zone change from R10 to RS10.

Application type

A request to rezone from R10 to RS10 zoning for various properties located along April Lane, Brewer Drive, Delvin Drive, Park Court, Raywood Court, Raywood Lane, Rich Court, Tusculum Road and Wessex Drive and a portion of properties located at 5106 Nolensville Pike, 5200 Nolensville Pike and 5114 Nolensville Pike (approximately 106 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

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

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

SOUTHEAST COMMUNITY PLAN

Residential Low-Medium (RLM) policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is



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single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Consistent with Policy?

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

ANALYSIS

The current R10 zoning district permits single-family detached residential as well as duplexes. The proposed zone change to RS10 would eliminate the ability to construct duplexes. Residential density is the only aspect of development that this zone change would affect. No differences exist between the bulk standards of the RS10 and R10 zoning districts in the Zoning Code. Building height and parking requirements are the same in both districts and redevelopment is required to be consistent with adjacent lots in terms of contextual street setbacks.

In addition, allowing a diversity of housing types, such as duplexes, helps to keep neighborhoods vibrant and allows them to evolve over time. Although not allowed in this part of the county today, detached duplexes may someday be permitted in this area, which would provide additional housing types and diversity. Redevelopment of lots within this neighborhood to duplexes would follow the same requirements as redevelopment of lots to new single-family dwellings.

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

STAFF RECOMMENDATION

Staff recommends disapproval of the requested zone change as it is not consistent with Residential Low-Medium land use policy of the Southeast Community Plan.

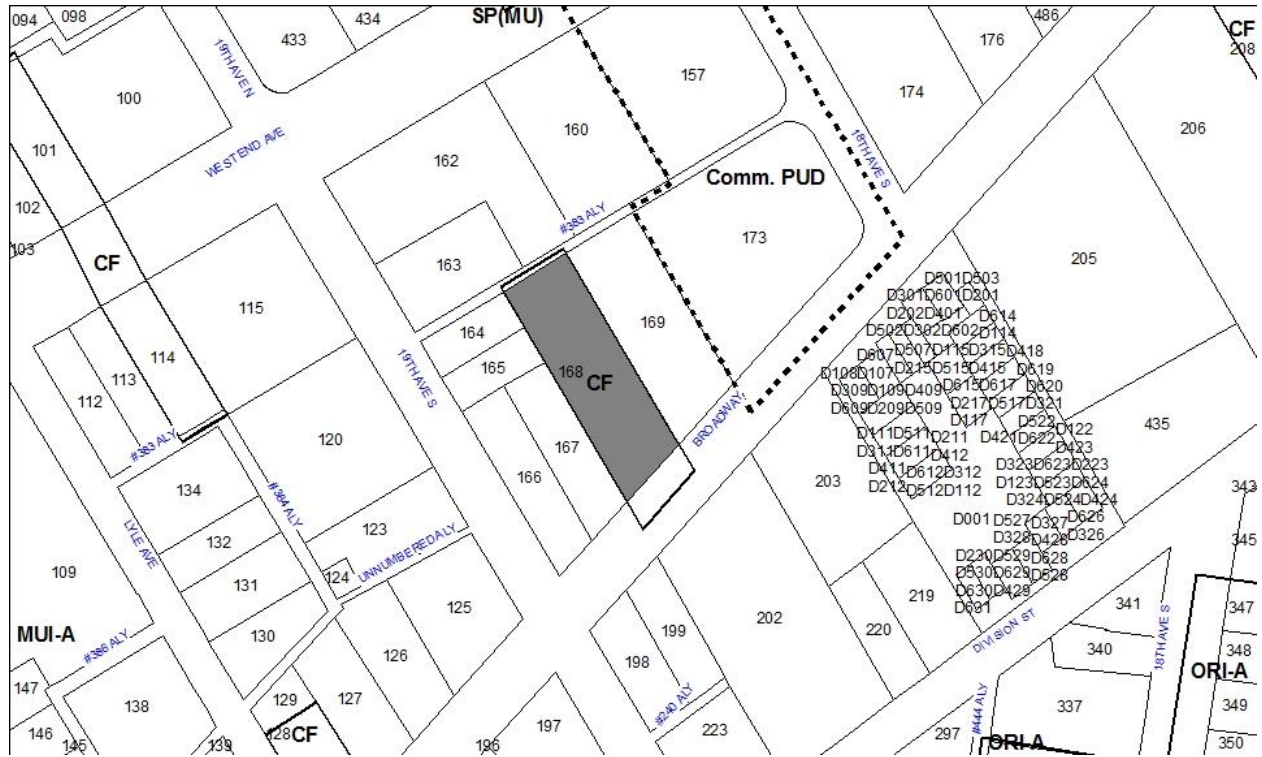


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2014Z-009PR-001
1812 BROADWAY
Map 092-16, Parcel(s) 168
Green Hills - Midtown
19 - Erica S. Gilmore



Project No. 2014Z-009PR-001
Project Name 1812 Broadway
Council District 19 – Gilmore
School District 8 – Hayes
Requested by Midtown Properties, LLC, owner

Staff Reviewer Sajid
Staff Recommendation *Approve*

APPLICANT REQUEST

Zone change from CF to MUI-A.

Application type

A request to rezone from Commercial Core Frame (CF) to Mixed Use Intensive-A (MUI-A) zoning for property located at 1812 Broadway, approximately 130 feet east of 19th Avenue South (0.4 acres).

Existing Zoning

Commerical Core Frame (CF) is intended for a wide range of parking and commercial service support uses for the central business district.

Proposed Zoning

Mixed Use Intensive – A (MUI-A) is intended for a high intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

CRITICAL PLANNING GOALS

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

The proposed MUI-A promotes walkable neighborhoods by incorporating building placement and design elements to create a streetscape that enhances the pedestrian experience. MUI-A also would expand the range of housing choices in the area by permitting mixed use and encourage compact building design by allowing more flexibility to build up rather than out. In addition, the mixture of uses that are permitted under MUI-A would benefit from and support existing public transit that runs along Broadway.

GREEN HILLS – MIDTOWN COMMUNITY PLAN

Center Mixed Use (T5 MU) policy is intended to preserve and enhance urban mixed use neighborhoods that are characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include the County’s major employment centers, representing several sectors of the economy including health care, finance, retail, the music industry, and lodging.



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Consistent with Policy?

Yes. The proposed MUI-A is consistent with the T5 MU policy. The proposed MUI-A district permits a mixture of uses.

HISTORIC ZONING RECOMMENDATION

- Recommend approval.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

- Traffic study may be required at time of development.

STAFF RECOMMENDATION

Staff recommends approval of the requested zone change as it is consistent with the T5 MU land use policy, meets several critical planning goals and is consistent with adjacent and surrounding zoning.



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2014NHC-001-001

HILLSBORO-WEST END NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION

Map: Various Parcels: Various

10, Green Hills - Midtown

18 (Burkley Allen)



Project No.	Neighborhood Conservation Historic Overlay 2014NHC-001-001
Project Name	Hillsboro – West End Neighborhood Conservation Overlay
Council Bill	BL2014-634
Council District	18 – Allen
School District	8 – Hayes
Requested by	Councilmember Burkley Allen, applicant, various property owners
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Apply Neighborhood Historic Conservation Overlay.

Neighborhood Conservation Historic Overlay

A request to apply the provisions of the Hillsboro-West End Neighborhood Conservation Overlay District to various properties located along 25th Avenue South, 27th Avenue South, Blair Boulevard, Ashwood Avenue, Chesterfield Avenue, Hillside Drive, Natchez Trace, Overlook Drive, Sunset Place, W. Linden Avenue, Westwood Avenue, and Woodlawn Drive, west of 21st Avenue South (105.05 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.

Proposed Overlay

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

CRITICAL PLANNING GOALS

- Preserves Historic Resources

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

MIDTOWN-GREEN HILLS COMMUNITY PLAN

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



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Residential Medium (RM) policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

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

Consistent with Policy?

Yes. All three policies encourage the preservation and protection of historic features. The proposed Hillsboro-West End Neighborhood Conservation Overlay District will aid implementation of the design principles provided for all three applicable land use policies.

REQUEST DETAILS

Properties included in the request are contiguous to the existing boundary of the Hillsboro-West End Neighborhood Conservation Overlay District. The properties included are generally located south of Fairfax Avenue, east of Marlborough Avenue, north of I-440 and west of 21st Avenue South. The housing types included in this request are predominantly single-family residential, however, there are some duplex dwellings as well. The Hillsboro-West End Neighborhood Conservation Overlay District was established by Metro Council in January 2006.

All properties included in this request received a notice.

The Metro Historic Zoning Commission (MHZC) considered this request at its January 15, 2014, meeting and recommended approval. The following background information from the Metro Historical Commission staff was available in the staff report to the MHZC:

Metro Historical Commission staff recommendation

Background:

Councilmember Allen is requesting expansion of the existing Hillsboro-West End Neighborhood Conservation Zoning Overlay.

The areas proposed are part of the National Register of Historic Places nomination listed in 1993 that is generally bounded by Vanderbilt University campus to the north, I-440 to the south, West End Avenue to the west and Hillsboro Pike to the east.

The neighborhood association organized block captains to gauge interest and provide information. Informational public meetings were held on September 14, 2013, and September 19, 2013. A third meeting is planned for January 19, 2014. The neighborhood association met all notice requirements of the Planning Commission, Metro Historic Zoning Commission and the Metro Council.

Notice of this public hearing was posted in The Tennessean on December 17, 2013 and on Metro's website. This Staff Recommendation was made available on Metro's website prior to this hearing.



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Applicable Ordinances:

Article III. Historic Overlay Districts

17.36.120 Historic Districts Defined. B. Historic Landmark. *An historic landmark is defined as a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County; and that meets one or more of the following criteria:*

- 1. The historic landmark is associated with an event that has made a significant contribution to local, state or national history;*
- 2. It is associated with the lives of persons significant in local, state or national history;*
- 3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value;*
- 4. It has yielded or may be likely to yield archaeological information important in history or prehistory; or*
- 5. It is listed or is eligible for listing in the National Register of Historic Places.*

Article III

17.36.110 Historic Overlay Districts Established.

The following classifications of historic overlay districts are made a part of this title, each classification having separate and unique regulations and guidelines established according to the provisions of Chapter 17.40, Article IX.

B. Neighborhood Conservation (NC) District. The boundaries shall be shown on the zoning map or on special overlays thereto that are made a part of this zoning code and noted by name on such maps, in which no structure shall be constructed, relocated or demolished in part of whole, increased in habitable area, or changed in height unless the action complies with the requirements set forth in this title.

Article IX

17.40.410 Powers and Duties.

A. Creation of Historic Overlay Districts. The Historic Zoning Commission shall review application calling for the designation of historic overlay districts according to the standards contained in Chapter 17.36, Article III, referring written recommendations to the Metropolitan Council. Establishment of an historic overlay district on the official zoning map shall be in accordance with Section 18.02 of the Metropolitan Charter and Article III of this chapter.

B. Establishment of Design Review Guidelines. The Historic Zoning Commission shall adopt design guidelines for each historic overlay district and apply those guidelines when considering preservation permit applications. Design guidelines relating to the construction, alteration, addition and repair to, and relocation and demolition of structures and other improvements shall be consistent with the National Historic Preservation Act of 1966, as amended. A public hearing following the applicable public notice requirements of Article XV of this chapter shall precede the adoption of all design review guidelines by the historic zoning commission. Testimony and evidence material to the type of historic overlay under consideration may be considered by the commission in its deliberations.



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Analysis and Findings:

Proposed Hillsboro-West End Neighborhood Conservation Zoning Overlay Expansion Meets “Standard 5”

The expansion area is included in the National Register of Historic Places district listed by the National Park Service in 1993. Based on the historic resource survey completed in 2013, the expansion area retains a high concentration of historic integrity. Approximately 80% of the properties are currently contributing.

Staff suggests the Commission recommend to City Council that the Hillsboro-West End Neighborhood Conservation Zoning Overlay be expanded and that the existing design guidelines be adopted to guide future change for the added properties.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

On January 15, 2014, the Metro Historic Zoning Commission recommended approval and adoption of the existing design guidelines of the Hillsboro-West End Neighborhood Conservation Zoning Overlay.

STAFF RECOMMENDATION

Staff recommends approval of the expansion of the Hillsboro-West End Neighborhood Conservation Zoning Overlay District.

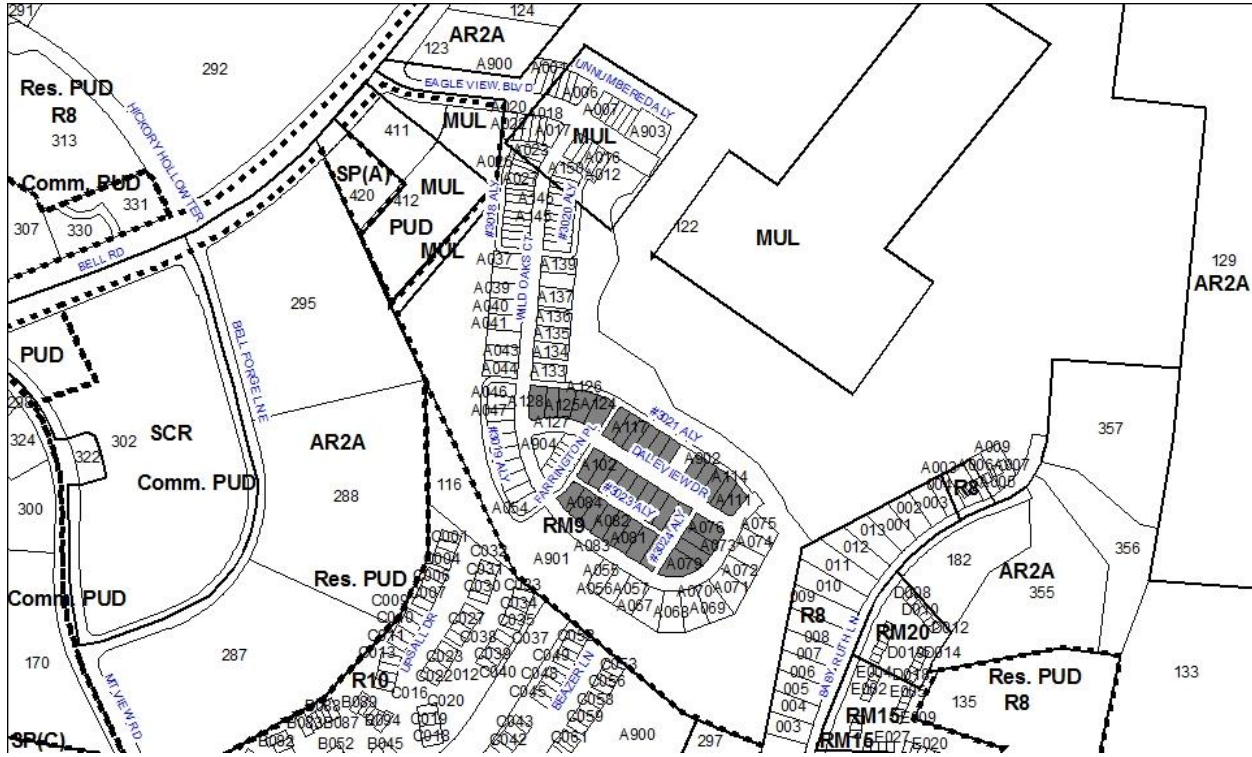


PLANNING COMMISSION ACTIONS

- **Urban Design Overlays (Final)**
- **Subdivision (Final)**



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2003UD-003-002
RIDGEVIEW (MODIFICATION)
Map 163-7-A Parcels A76-A87, A102-A118, A123-A128
Southeast
32 - Jacobia Dowell



Project No. 2003UD-003-002
Project Name Ridgeview Urban Design Overlay
Council District 32 – Dowell
School District 6 – Mayes
Requested by Dale & Associates, applicant; AF PB2, LLC, owner

Staff Reviewer Swaggart
Staff Recommendation *Approve with conditions*

APPLICANT REQUEST

Modification to permit a ten foot separation between the primary structure and detached garage required for the patio home lot type.

Preliminary SP

A request for a modification from standards of the Ridgeview Urban Design Overlay (UDO) District for various properties (Lots 76-87, 102-118 and 123-128), zoned RM9.

Existing Zoning

Multi-Family (RM9) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre. The UDO regulates design.

Urban Design Overlay (UDO) promotes a more flexible design than what could be achieved with just the RM9 base district.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The Ridgeview UDO was originally approved in 2003. It is a mixed use development, which provides for a variety of housing options including stacked flats, live/work, townhomes, and patio homes. The original plan has been revised numerous times. The plan was also amended by Council. The amendment removed a portion of the UDO, which was approved for non-residential uses.

The proposed modification impacts a limited number of lots designated for patio homes. The UDO requires that all patio homes be rear-loaded. The UDO also requires that there be a 15 foot minimum separation between the primary structure and the required detach garage. The separation is intended to provide a small back yard (patio). NES is requiring a 20 foot easement along the rear of lots identified as patio homes. This requirement makes it impossible to maintain the 15 foot separation required by the UDO. The modification would permit a ten foot separation, which would remove the conflict.

ANALYSIS

The 20 foot easement required by NES would prohibit the development of the patio lots consistent with the UDO. The proposed modification will permit patio homes to develop and not require that the UDO be amended to permit a new type of unit in order to address the issue.



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STORMWATER RECOMMENDATION

Ignore

PUBLIC WORKS RECOMMENDATION

Approved with conditions

1. Automobiles parked along the alley shall not encroach into the alley.

STAFF RECOMMENDATION

Staff recommends that the proposed modification be approved with conditions.

CONDITIONS

1. Automobiles parked along the alley shall not encroach into the alley.



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2013S-233-001

CLAIRMONT, RESUB LOT 12, BLK B

Map 117-12, Parcel(s) 105

Green Hills - Midtown

25 - Sean McGuire



Project No.	Subdivision 2013S-233-001
Project Name	Clairmont, Resub Lot 12, Blk B
Council District	25 – McGuire
School District	8 – Hayes
Requested by	James Terry & Associates, applicant, Van Christian, owner.
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve with a condition</i>

APPLICANT REQUEST

Create two single-family residential lots.

Final Plat

A request for final plat approval to create two lots on property located at 1510 Clairmont Place, approximately 255 feet east of Belmont Boulevard, zoned Single-Family Residential (RS10) (0.61 acres).

Existing Zoning

Single-Family Residential (RS10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 2 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development

The subdivision creates additional residential development opportunity consistent with the land use policy in an area where infrastructure and services exist. The subdivision is located in an area well-connected to nearby commercial and employment districts and served well by existing road networks.

SUBDIVISION REGULATIONS

At the request of the Planning Commission, this case is being presented to the Planning Commission. This subdivision application was submitted on November 20, 2013. As directed by the MPC on December 12, 2013, the Subdivision Regulations in effect at the time were utilized to review this subdivision request. The following is the applicable regulation:

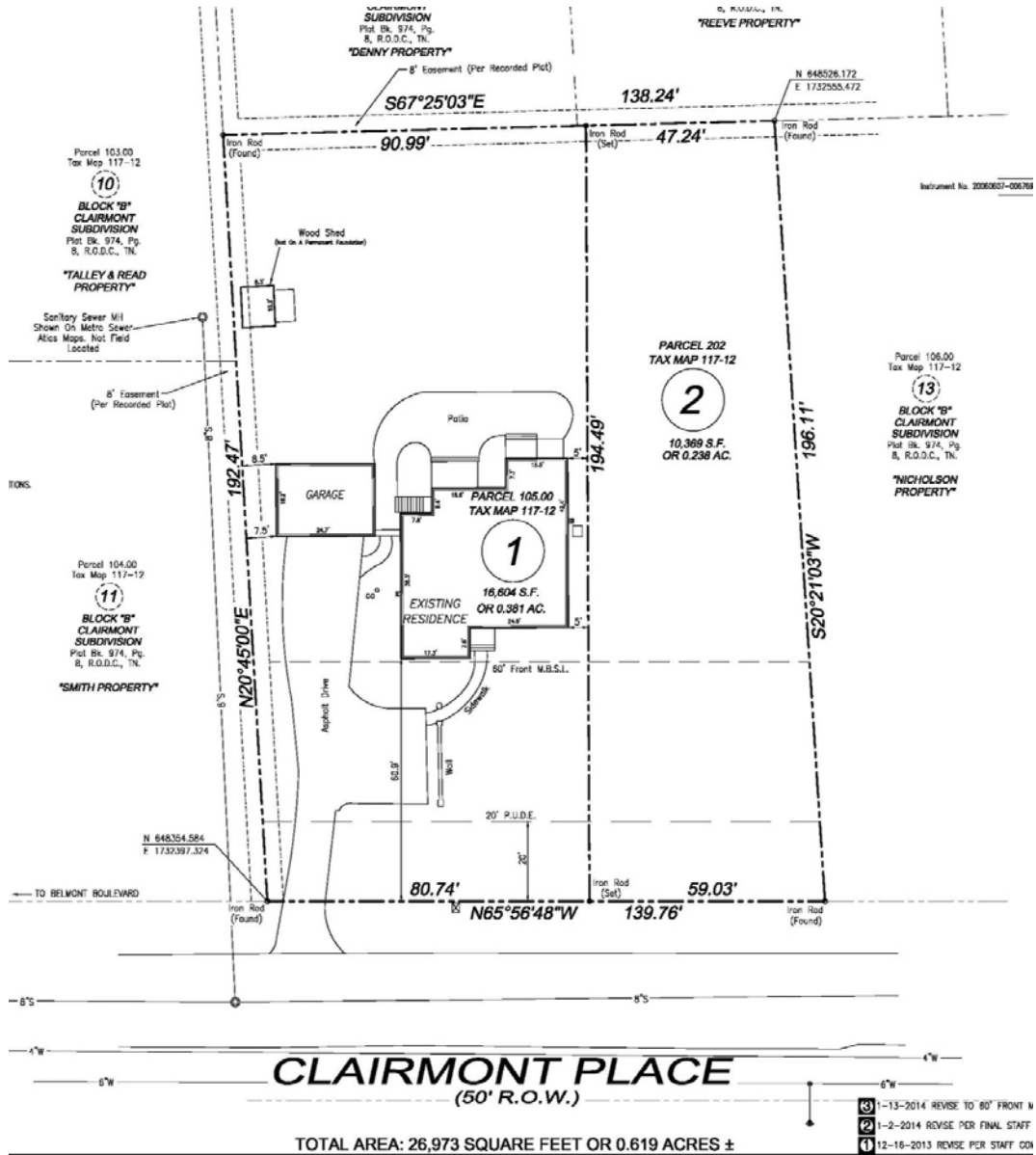
Section 3-5, Infill Subdivisions. This section applies to subdivision proposals in areas that are predominately developed.

The first section, Section 3-5.1, requires that new lots in areas that are predominately developed be generally comparable to surrounding lots and is written as follows:

1. *Infill Subdivisions.* In areas previously subdivided and predominately developed, residential lots resulting from a proposed subdivision within the R and RS zoning districts on an existing street shall be generally comparable with surrounding lots.



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Proposed Subdivision



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The subsequent section, Section 3-5.2, refers to criteria for determining comparability which is as follows:

2. Criteria for Determining Comparability: The following criteria shall be met to determine comparability of lots within infill subdivisions:
 - a. The resulting density of lots within the RL, RLM and RM land use policies do not exceed the prescribed densities of the policies.
 - b. For lots within NE, NM and NG policies, the lots fit into the community character as defined in Section 7-2 and are consistent with the general plan.
 - c. All minimum standards of the zoning code are met.
 - d. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto open space.
 - e. The current standards of all reviewing agencies are met.

Staff read subsections 1 and 2 together and defined comparability by utilizing the language in Subsection 3-5.2. New lots would be comparable in the RL, RLM and RM land use policies if the resulting densities do not exceed the prescribed densities of the policies. Staff looked at the resulting density of the lots proposed with the subdivision.

PLAN DETAILS

The subject property is located on the north side of Clairmont Place, one lot in from Belmont Boulevard. This subdivision proposes two single-family residential lots where there is one lot and an existing dwelling. The applicant proposes to keep the existing home and create an additional lot to the east. The site is situated within a predominantly single-family residential neighborhood, though non-conforming duplex uses are located to the east, west and south of the property.

The proposed lots will contain the minimum lot area required by RS10 zoning. The lot areas are as follows:

Lot 1: 16,604 sq. ft. (0.38 acres);

Lot 2: 10,369 sq. ft. (0.24 acres);

ANALYSIS

The land use policy that applies to the existing lot and surrounding area (north, south and east) is Residential Low Medium. The Residential Low Medium policy supports low to medium intensity development with a maximum density of four units per acre. The density for the two proposed lots is approximately 3.23 units per acre ($2 \text{ units} / 0.619 \text{ acres} = 3.23 \text{ units per acre}$). Since the density of the proposed subdivision meets policy, staff recommends that the two proposed lots are comparable.

The proposed subdivision establishes a deeper minimum building setback line than the zoning code requires in an attempt to ensure that future development maintains the setback pattern established along the north side of Clairmont Place.

The site is located within the Urban Services District, therefore, sidewalks are required in front of the additional lot along Clairmont Place. However, because there is not an existing sidewalk network surrounding the site, the applicant may elect to contribute to the sidewalk fund in-lieu of constructing the required sidewalks.



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STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve 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.
- If sidewalks are required, then they should be shown on the plan per Public Works standards with the required curb and gutter and grass strip.

STAFF RECOMMENDATION

Staff recommends approval with a condition. The proposed subdivision complies with the Subdivision Regulations applicable at the time the application was received.

CONDITIONS

1. Sidewalks are required along the Clairmont Place frontage 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.

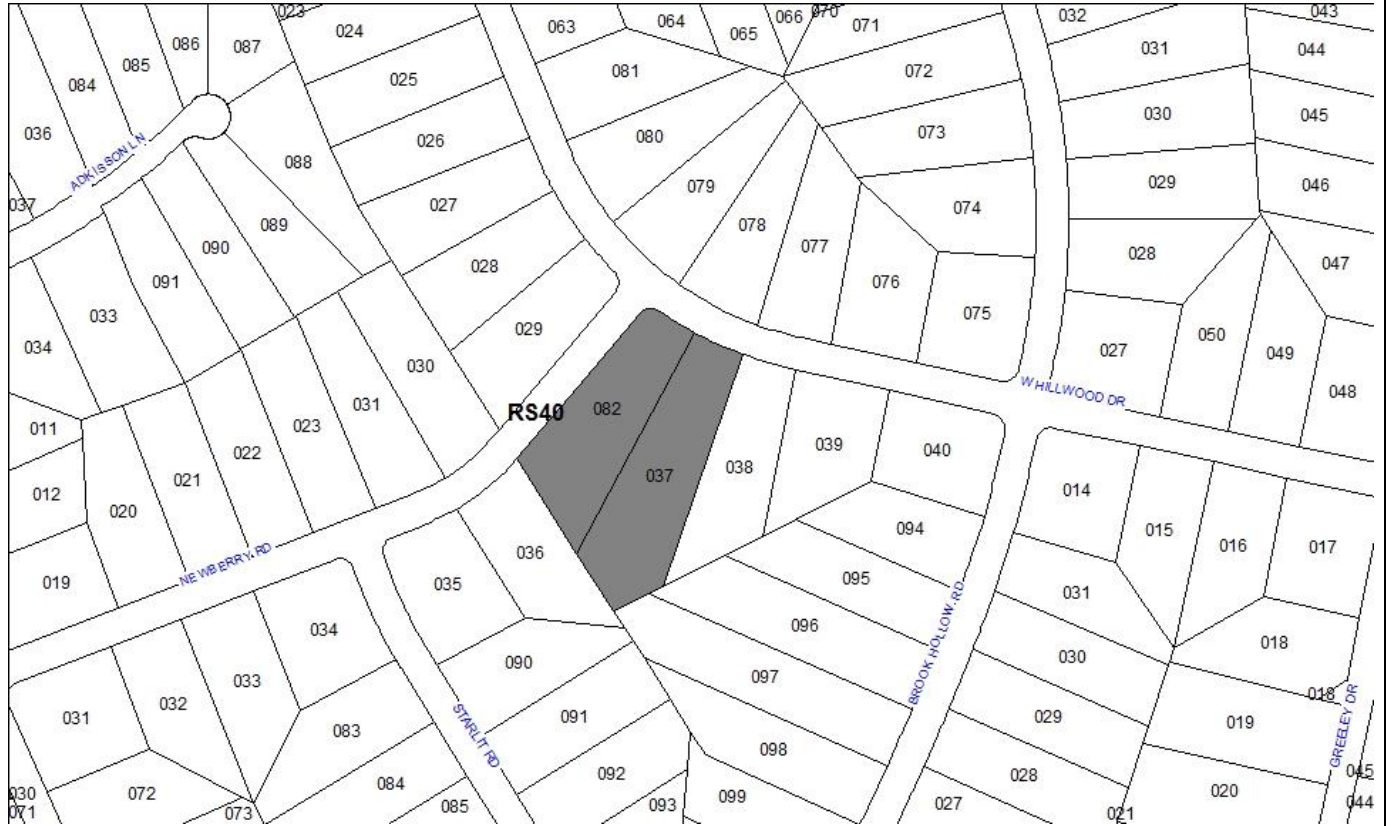


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2014S-015-001

HORTON HEIGHTS, RESUB LOTS 186 & 187

Map 102-11, Parcel(s) 082

Map 102-15, Parcel(s) 037

West Nashville

23 - Emily Evans



Project No.	Subdivision 2014S-015-001
Project Name	Horton Heights, Resub. Lots 186 & 187
Council District	23 – Evans
School District	9 – Frogge
Requested by	LeAnn Wineske and Mary Reese, owners, Weatherford & Associates, LLC, surveyor
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve with a condition</i>

APPLICANT REQUEST

Create three lots.

Final Plat

A request for final plat approval to create three lots on properties located at 829 West Hillwood Drive and 7800 Newberry Road, at the corner of Newberry Road and West Hillwood Drive, zoned Single-Family Residential (RS40) (3.03 acres).

Existing Zoning

Single-Family Residential RS40 requires a minimum of 40,000 square foot lot and is intended for single-family dwellings at a density of 0.93 dwelling units per acre. *RS40 would permit a maximum of three lots.*

CRITICAL PLANNING GOALS

- Supports Infill Development

The subdivision creates additional residential development opportunity consistent with the land use policy in an area where infrastructure and services exist. The subdivision is located within close proximity to commercial and employment districts and served well by existing road networks.

SUBDIVISION REGULATIONS

This subdivision application was submitted prior to noon on December 12, 2013. The Subdivision Regulations in affect at the time were utilized to review this subdivision request. These regulations are below:

Section 3-5, Infill Subdivisions. This section applies to subdivision proposals in areas that are predominately developed.

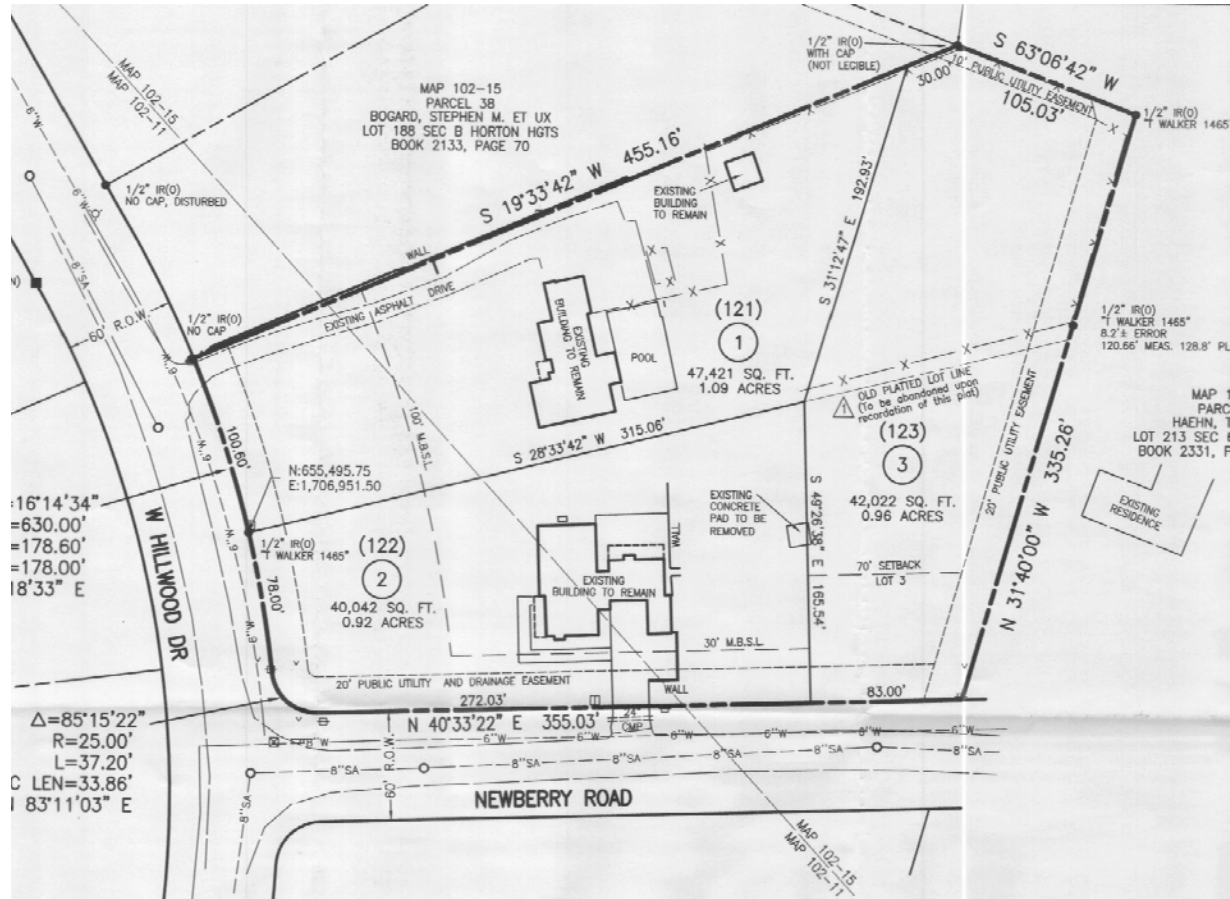
The first section, Section 3-5.1, requires that new lots in areas that are predominately developed be generally comparable to surrounding lots and is written as follows:

1. *Infill Subdivisions.* In areas previously subdivided and predominately developed, residential lots resulting from a proposed subdivision within the R and RS zoning districts on an existing street shall be generally comparable with surrounding lots.

The subsequent section, Section 3-5.2, refers to criteria for determining comparability which is as follows:



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Proposed Subdivision



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2. Criteria for Determining Comparability: The following criteria shall be met to determine comparability of lots within infill subdivisions:
 - f. The resulting density of lots within the RL, RLM and RM land use policies do not exceed the prescribed densities of the polices.
 - g. For lots within NE, NM and NG policies, the lots fit into the community character as defined in Section 7-2 and are consistent with the general plan.
 - h. All minimum standards of the zoning code are met.
 - i. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto open space.
 - j. The current standards of all reviewing agencies are met.

REQUEST DETAILS

The property is located at the southwest corner of West Hillwood Drive and Newberry Road in a residential neighborhood. The site does not contain any significant slopes or other environmentally sensitive features.

The request is to create three single-family residential lots. The two existing single-family dwellings will remain on the property. The proposed subdivision will create an additional lot from the rear yards of the two existing lots to permit a third single-family dwelling. Lot 1 and 2 will remain fronting West Hillwood Drive. Lot 3 will front Newberry Road. Each lot will be accessed individually. The lots have the following land area:

- Lot 1: 1.09 Acres (47,421 SF);
- Lot 2: 0.92 Acres (40,042 SF);
- Lot 3: 0.96 Acres (42,022 SF).

ANALYSIS

The policy applied to the subject property and surrounding neighborhood is T3-NM (Suburban-Neighborhood Maintenance). For infill subdivisions in R and RS zoning districts that are in areas that are previously subdivided and predominantly developed, lots must be generally compatible with surrounding lots. For determining compatibility in T3 NM (Suburban Neighborhood Maintenance) policy areas, the Subdivision Regulations require that the lots must be consistent in terms of community character. Community character is defined as:

Community Character – The image of a community or area defined by such factors as its built environment, natural features and open space elements, types of housing, infrastructure, and the type and quality of public facilities and services. It is the intent of Neighborhood Maintenance areas to preserve the general character of the neighborhood as characterized by its development pattern, building form, land use and associated public realm. These areas will experience some change over time but efforts should be made to retain the existing character...

The proposed subdivision is consistent with the community character of the surrounding area.

- The proposed lot sizes are comparable with many of the lots found in the immediate surrounding area and larger than the minimum lot size permitted by the RS40 zoning district.



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- Minimum building setback lines are provided on the plat in order to maintain the present character along both West Hillwood Drive and Newberry Road.
- All other setbacks are consistent with Metro Zoning Code requirements.

The site is located within the Urban Services District therefore sidewalks are required in front of the additional lot along Newberry Road. However, because there is not an existing sidewalk network surrounding the site, the applicant may elect to contribute to the sidewalk fund in-lieu of constructing the required sidewalks.

STORMWATER RECOMMENDATION

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.
- 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.

WATER SERVICES

Approved

STAFF RECOMMENDATION

Staff recommends approval with a condition. The proposed subdivision complies with the Subdivision Regulations applicable at the time it was received.

CONDITIONS

1. Sidewalks are required along the Newberry Road frontage 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, two additional lots 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.