



METROPOLITAN PLANNING COMMISSION MINUTES

Thursday, January 9, 2014

4:00 pm Regular Meeting

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

MISSION STATEMENT

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

Commissioners Present:
Jim McLean, Chair
Stewart Clifton, Vice Chair
Hunter Gee
Phil Ponder
Jeff Haynes
Greg Adkins
Derrick Dalton
Andree LeQuire
Councilman Walter Hunt

Staff Present:
Rick Bernhardt, Executive Director
Doug Sloan, Deputy Director
Jennifer Carlat, Assistant Director
Kelly Adams, Administrative Services Officer III
Craig Owensby, Public Information Officer
Melissa Sajid, Planner II
Duane Cuthbertson, Planner II
Jason Swaggart, Planner II
Bob Leeman, Planning Manager II
Carrie Logan, Planner III
Kathryn Withers, Planning Manager II
David Edwards,
Andrew Collins, Planner II

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

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

Notice to Public

Please remember to turn off your cell phones.

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

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule.

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planningstaff@nashville.gov

Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf. Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf

Legal Notice

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



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Caroline Blackwell of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

A. CALL TO ORDER

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

B. ADOPTION OF AGENDA

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

C. APPROVAL OF DECEMBER 12, 2013 MINUTES

Mr. Ponder moved and Mr. Haynes seconded the motion to approve the December 12, 2013 minutes. (7-0)

D. RECOGNITION OF COUNCILMEMBERS

Mr. Dalton arrived at 4:02 p.m.

E. ITEMS FOR DEFERRAL / WITHDRAWAL

4a. 2014CP-005-002

EAST NASHVILLE COMMUNITY PLAN AMENDMENT

4b. 2014SP-003-001

1414 ROSEBANK

9. 2014SP-002-001

STADIUM LOFTS

11. 2014Z-002PR-001

603 26TH AVENUE NORTH

15. 2014Z-006PR-001

18. 2013SP-048-001

HILLWOOD COURT AT NASHVILLE WEST

Mr. Clifton arrived at 4:03 p.m.

Councilmember Hunt moved and Mr. Ponder seconded the motion to approve the Deferred Items. (9-0)

F. CONSENT AGENDA

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

2. 2005P-008-003

HARPETH VILLAGE (ZAXBY'S)

3. 2014CP-005-001

EAST NASHVILLE COMMUNITY PLAN AMENDMENT

5. 2014CP-007-001

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

- 6. 2014Z-001TX-001**
- 7a. 2013SP-046-001**
CORNERSTONE CHURCH
- 7b. 108-79P-001**
HICKORY HILLS RIDGE/NORTH
- 8. 2014SP-001-001**
60TH AVENUE COTTAGES
- 10a. 2014Z-001PR-001**
- 10b. 88P-022-001**
LINDSEY HEIGHTS (CANCELLATION)
- 12. 2014Z-003PR-001**
- 13. 2014Z-004PR-001**
- 14. 2014Z-005PR-001**
- 16. 2014Z-007PR-001**
- 17. 2014Z-011PR-001**
- 19. 2001UD-002-005**
MUSIC ROW UDO (CRESCENT BLUEBIRD)
- 20. 46-83P-002**
METROPOLITAN AIRPORT CENTER (RACEWAY)
- 21. 2014S-002-001**
CULBERTSON VIEW
- 22. Exclusion of, including parent companies and subsidiaries of, American Safety Casualty Insurance Company, American Southern Insurance Company, Bond Safeguard Insurance Company, and Lexon Insurance Company from providing surety bonds for one year pursuant to Section 6-1.2.d of the Metro Subdivision Regulations.**

Councilmember Hunt moved and Mr. Gee seconded the motion to approve the Consent Agenda. (9-0)

G. PREVIOUSLY DEFERRED ITEMS

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

Subdivision: Regulations Amendments

1. 2013S-002R-001

SUBDIVISION REGULATIONS AMENDMENT

Staff Reviewer: Carrie Logan

A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on December 12, 2013, requested by the Metro Planning Department, applicant.

Staff Recommendation: Approve, becoming effective for all future applications.

APPLICANT REQUEST Amend the Subdivision Regulations

Amendment A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on December 12, 2013.

AUTHORITY

Both the Metro Charter and Tennessee state law authorize the Commission to adopt Subdivision Regulations. These regulations are intended to "provide for the harmonious development of the municipality and its environs, for the coordination of streets within subdivisions with other existing or planned streets or with the plan of the municipality or of the region in which the municipality is located, for adequate open spaces for traffic, recreation, light and air, and for a distribution of population and traffic which will tend to create conditions favorable to health, safety, convenience and prosperity."

PURPOSE

Housekeeping Amendments

The current Subdivision Regulations were adopted in March 2006. Several of the proposed amendments are housekeeping amendments. These include:

- Reorganizing Chapter 2 (Procedures for Plat Approval) to provide greater clarity,
- Change references from development plan to final site plan,
- Refining the flag lot criteria and definition, and
- Adding consistent language related to various exceptions throughout the Subdivision Regulations.

Staff recommends that these housekeeping amendments become effective January 10, 2014.

Section 3-5, Infill Subdivisions

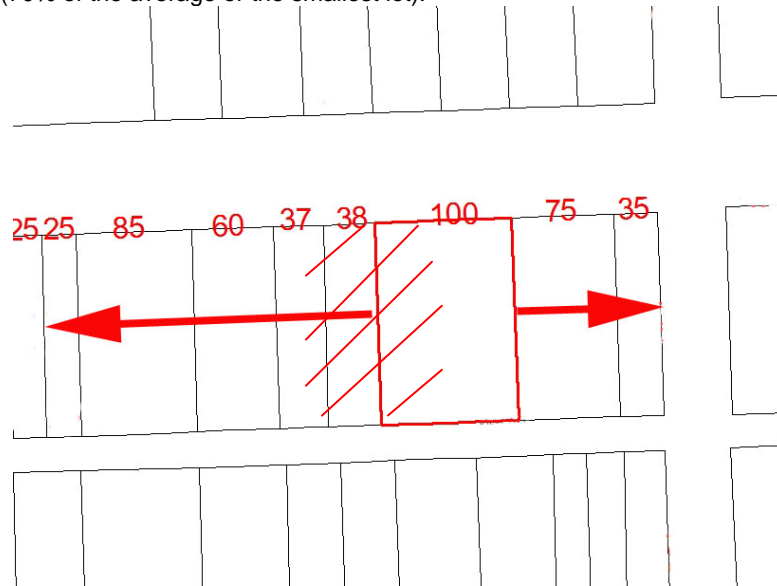
Infill subdivisions are defined in the Subdivision Regulations as subdivisions in areas previously subdivided and predominantly developed, within the R and RS zoning districts on an existing street. The intent of the Infill portion of the Subdivision Regulations is to allow development in areas where the community has indicated that additional development is appropriate through the Community Plan policies. This section aims to balance infill development with preservation of neighborhood character. The proposed amendments require infill development to be reviewed against community character, with different criteria for existing neighborhoods and evolving neighborhoods. In the existing neighborhoods, proposed subdivisions must meet zoning requirements and must conform to community character in terms of lot frontage, lot size, street setback and lot orientation. In "Evolving" land use policy areas, proposed lots must meet zoning requirements.

Staff recommends that Section 3-5, Infill Subdivisions become effective for applications submitted after the noon filing deadline on December 12, 2013.

At the December 12, 2013, Planning Commission meeting, the Commission directed staff not to process any infill subdivision applications until the amended Regulations have been adopted. No applications have been submitted. Since the December 12, 2013, Planning Commission meeting, staff has continued to receive feedback and have discussions with stakeholders. From the December 12, 2013, draft amendments, the new changes to the draft proposed amendments are:

- to create a separate process for Infill Subdivisions in designated historic districts,
- to reference conditions that the Planning Commission can apply in order to create harmonious development, including, but not limited to, setback or build-to designation, identification of a specific building envelope location, building and garage orientation access, easement locations, and maximum building height, and

- to modify the lot frontage and lot width criteria to be 70% of the average of the surrounding lots or equal to the smallest surrounding lot, whichever is **greater**.
- In the previously proposed version, lot frontage and lot width criteria were 70% of the average of the surrounding lots or equal to the smallest surrounding lot, whichever is **less**. For example, in the image shown below, 70% of the average of the surrounding lots is approximately 35 feet and the smallest of the surrounding lots is 25 feet. In the previous version of the amendments, a proposed subdivision of the shaded lot could include lots with 25 feet of frontage, since that is smallest amount of frontage in the surrounding lots. However, with this change, the proposed lots must have 35 feet or more, since that is the largest amount of frontage in the standard.
- A proposed subdivision of the shaded lot could include lots with 25 feet of frontage- The lesser of the two criteria (70% of the average or the smallest lot). However, with this change, the proposed lots would be required to be 35' wide or this to the greater of the two criteria (70% of the average or the smallest lot).



The majority of the stakeholder feedback has been regarding the standards for compatibility; specifically, the 70% of the average or the smallest lot, whichever is less. Staff has evaluated a number of proposed subdivisions in order to test this standard. In the current draft, staff has modified the proposed standard to 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is **greater**. During the testing period, staff found that this standard strikes an appropriate balance between the critical planning goal of creating opportunities for infill development and preserving the character of existing neighborhoods.

PROPOSED AMENDMENTS FOR SECTION 3-5

3-5 Infill Subdivisions

1. *Infill Subdivisions*. In areas previously subdivided and predominantly developed, residential lots resulting from a proposed subdivision within the R and RS zoning districts on an existing street shall be ~~generally comparable with the surrounding lots~~ **compatible with the General Plan as outlined in Sections 3-5.2, 3-5.3 and 3-5.4.**

2. *Criteria for Determining Compatibility*: **Compatibility within policy areas designated in the General Plan as Neighborhood Maintenance, Residential Low, Residential Low Medium and Residential Medium policies, except where a Special Policy and/or a Designated Historic District exist.** For the purposes of this section, "surrounding parcels" is defined as the five R or RS parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same blockface, whichever is less. Parcels will be excluded if used for a non-residential purpose, including but not limited to a school, park or church. Where surrounding parcels do not exist, the Planning Commission may grant an exception to the compatibility criteria by considering a larger area to evaluate in general compatibility. An exception to the compatibility criteria may be granted by the Planning Commission for a SP, UDO, PUD or cluster lot subdivision by approval of the rezoning or concept plan. The following criteria shall be met to determine ~~comparability~~ **compatibility of proposed lots to surrounding parcels within infill subdivisions:**

- All minimum standards of the zoning code are met.**
- 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 an open space.**
- The resulting density of lots within the RL, RLM and RM land use policies does not exceed the prescribed densities of the policies for the area. To calculate density, the including the lot(s) proposed to be subdivided and the surrounding parcels shall be used. For a corner lot, both block faces shall be used.**
- For lots within the NE, NM and NG policies, the proposed lots are consistent with** fit into the community character of surrounding parcels as determined below: ~~as defined in Section 7-2 and are consistent with the general plan.~~

1. Lot frontage is either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. For a corner lot, only the block face to which the proposed lots are oriented shall be used; and
2. Lot size is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and
3. Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used; and
4. Orientation of proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces shall be evaluated.

~~All minimum standards of the zoning code are met.~~

~~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 an open space.~~

e. The current standards of all reviewing agencies are met.

f. If the proposed subdivision meets subsections a, b, c and e of this section but fails to meet subsection d, the Planning Commission, following a public hearing in accordance with the Planning Commission Rules and Procedures, may consider whether the subdivision can provide for the harmonious development of the community by otherwise meeting the provisions of TCA 13-4-303(a). In considering whether the proposed subdivision meets this threshold, the Commission shall specifically consider the development pattern of the area, any unique geographic, topographic and environmental factors, and other relevant information. The Commission may place reasonable conditions, as outlined in Section 3-5.6, necessary to ensure that the development of the subdivision addresses any particular issues present in an infill subdivision and necessary to achieve the objectives as stated in TCA 13-4-303(a).

3. Criteria for Determining Compatibility within policy areas designated in the General Plan as Neighborhood Evolving, Neighborhood General and/or Special Policies, except within Designated Historic Districts:

- a. All minimum standards of the zoning code are met.
- b. 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 an open space.
- c. The current standards of all reviewing agencies are met.
- d. The proposed lots comply with any applicable special policy.

4. Criteria for Determining Compatibility within Designated Historic Districts.

- a. For the purpose of this subsection, Designated Historic Districts shall include all Historic Overlay Districts adopted in accordance with Chapter 17 of the Metropolitan Zoning Code and any National Historic Register districts officially listed on the National Register of Historic Places as designated by the National Park Service.
- b. All minimum standards of the zoning code are met.
- c. The proposed lots are consistent with the design character of district. To assist the Commission with this determination, the Historic Zoning Commission shall provide a recommendation for the consideration of the Commission as to whether or not the proposed subdivision is consistent with the historical development pattern of the district and compatible with the character of the district.
- d. The current standards of all reviewing agencies are met.

~~5. Infill Subdivision Frontage. Infill lots with a street frontage of less than 50 feet in width shall have rear or side access via an improved alley. For infill lots with a street frontage of less than 50 feet in width and where no improved alley exists, these lots shall be accessed via a shared drive. Where there is an odd number of lots, one lot may have its own access. The Planning Commission may grant an exception if existing conditions prevent alley access or shared drive access. For infill lots at the terminus of a permanent dead-end street, rear or side alley access shall be required, or where no improved alley exists, a shared drive shall be required for lots with street frontage less than 35 feet in width. For infill lots less than 35 feet in width at the terminus of a permanent dead-end street where no improved alley exists, a shared drive shall be required. Where there is an odd number of lots, one lot may have its own access. The Planning Commission may waive this requirement grant an exception if existing conditions prevent alley access or shared drive access.~~

6. Reasonable Conditions. The Commission may place reasonable conditions necessary to ensure that the development of the infill subdivision addresses any particular issues present and may be necessary to achieve the objectives as stated in TCA 13-4-303(a). Such conditions may include, but are not limited to, setback or build-to designation, identification of a specific building envelope location, building and garage orientation access and easement locations and maximum building height.

PUBLIC OUTREACH

The proposed amendments and an online comment form were first posted on the Planning Department website and the link was included in the November 27, 2013, *Development Dispatch*. The *Development Dispatch* is sent, via email, to 855 addresses on the Development Professionals list and 1,587 addresses from various community lists maintained by the Planning Department. Notice of the proposed amendments has been sent in several *Development Dispatch* emails.

As required by State law, a notice was placed in the Tennessean advertising the December 12, 2013 Planning Commission consideration of the proposed amendment. The amendments considered at the January 9, 2014, Planning Commission meeting did not require additional notice since they were deferred to a date certain at the December 12, 2013 meeting.

Staff made the following presentations related to proposed amendments:

- Planning Commission Work Session on November 14, 2013,
- Planning & Zoning Committee on December 2, 2013,
- Community Meeting on December 9, 2013,
- Planning Commission meeting on December 12, 2013.

Since the December 12, 2013, Planning Commission meeting, stakeholders have continued to submit feedback by email and through the online comments form. Stakeholder feedback will be reviewed and an updated staff report will be provided at the meeting, if necessary.

HISTORIC ZONING COMMISSION RECOMMENDATION

3-5.3

- Change to ***Designated Historic Properties***, as not all designated properties are within a “district” such as Historic Landmarks and individual properties listed in the National Register.
- Since “Designated Historic Districts” isn’t really explained until section 4 and section 4 says “for the purpose of this subsection” should it be defined in the glossary?

3-4.4.a

- For the purpose of this subsection, Designated Historic Properties shall include all Historic Overlays Districts [removed “Districts” as stated in 3-5.4] adopted in accordance with Chapter 17 of the Metropolitan Zoning Code; properties listed in the National Register of Historic Places as designated by the National Park Service and properties eligible for listing in the National Register of Historic Places as designated by the Metro Historical Commission (or SHPO) following the criteria of the National Register of Historic Places.
- The ability to designate a property NRE is granted to the MHC by the State Historic Preservation office as part of our Certified Local Government status. Does that need to be included?

3-4.4.c.

- The proposed lots are consistent with the design character of the district. To assist the Commission with this determination the Metro Historic Zoning Commission shall provide a recommendation for properties within a Historic Overlay and the Metro Historical Commission shall provide a recommendation for properties listed in or eligible for listing in the National Register of Historic Places for the consideration of the Commission as to...

Should the following be added to the glossary?

- NR
- NRE
- WOC
- Designated Historic Properties

STAFF RECOMMENDATION

Staff recommends approval and further recommends that the housekeeping amendments become effective January 10, 2014, and that Section 3-5, Infill Subdivisions becomes effective for applications submitted after the noon filing deadline on December 12, 2013.

Ms. Logan presented the staff recommendation of approval, becoming effective for all future applications.

Councilman Todd spoke in support of staff recommendation of approval as presented and noted that this is a good compromise; it doesn’t give either side everything they want.

Council Lady Evans spoke in favor of staff recommendation of approval as presented and noted that this will bring greater certainty to all neighborhoods as well as putting the Green Hills/Midtown area on the same playing field as other parts of town.

Council Lady Allen spoke in favor of staff recommendation of approval as presented.

Tom White, 36 Old Club Court, spoke in favor of staff recommendation of approval as presented.

Pete Horton, 726 Benton, spoke in favor of staff recommendation of approval.

Mina Johnson, 6600 Fox Hollow Road, spoke in favor of staff recommendation of approval.

Charlotte Cooper, 3409 Trimble Road, spoke in favor of staff recommendation of approval.

Tom Cash, 3104 Acklen Ave, spoke in favor of staff recommendation of approval and noted that this will protect the character of our neighborhoods and promote responsible infill.

Hunter Moore spoke in favor of staff recommendation of approval.

Pete Prosser spoke in favor of staff recommendation of approval.

Mr. Haynes moved and Councilmember Hunt seconded the motion to close the Public Hearing. (9-0)

Councilmember Hunt moved and Mr. Ponder seconded the motion to approve, including a possible clarification of 3-5.5, becoming effective for all future applications.

Mr. Ponder thanked all parties involved for all the hard work and spoke in favor of staff recommendation.

Mr. Gee spoke in favor of staff recommendation.

Mr. Clifton thanked everyone for their hard work, spoke in favor of staff recommendation, and stated that this is a good compromise for everyone.

Mr. Adkins thanked the staff, Tom White, and the councilmembers for all their hard work and spoke in favor of staff recommendation of approval.

Chairman McLean thanked councilmembers, Tom White, and staff for all their hard work and spoke in favor of staff recommendation.

The vote was taken. (9-0)

Resolution No. RS2014-1

“BE IT RESOLVED by The Metropolitan Planning Commission that 2013S-002R-001 is Approved, including a possible clarification of 3-5.5, becoming effective for all future applications. (9-0)

Planned Unit Developments

2. 2005P-008-003

HARPETH VILLAGE (ZAXBY'S)

Map 156-09-0-A, Parcel(s) 013

Council District 35 (Bo Mitchell)

Staff Reviewer: Duane Cuthbertson

A request to revise the preliminary plan and for final site plan approval for a portion of the Harpeth Village Commercial Planned Unit Development Overlay District on property located at 8000 Highway 100, at the northwest corner of Highway 100 and Temple Road, zoned CL (1.01 acres), to permit the construction of a 3,652 square foot restaurant, requested by WMB Properties, applicant; Regions Bank, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise a Planned Unit Development and final site plan for a restaurant use.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of the Harpeth Village Commercial Planned Unit Development Overlay District on property located at 8000 Highway 100, at the northwest corner of Highway 100 and Temple Road, zoned Commercial Limited (CL) (1.01 acres), to permit the construction of a 3,652 square foot restaurant.

Existing Zoning

Harpeth Village Commercial Planned Unit Development – Initially approved by Council in 2005, permitting up to 74 townhomes 36,700 square feet of office/library use, and 87,900 square feet of retail/restaurant/bank use. The PUD was amended by

Council in 2007, to permit 74 townhomes, 20,000 square feet of office use and 101,677 square feet of retail/restaurant/bank use, with CL base zoning. Currently, 76,299 square feet of commercial floor area and 15 townhomes exist.

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The purpose of this request is to revise the Harpeth Village Commercial Planned Unit Development Overlay (PUD) to allow for the construction of a restaurant building. Restaurant use is permitted in the PUD and by the CL base zoning. The mixed use PUD is located on the north side of Highway 100 at Temple Road. The subject site is an outparcel of the PUD and is currently undeveloped.

Plan Layout

The plan calls for a 3,652 square foot one-story building. Vehicular access will be limited to an existing internal circulation system extending from Temple Road. No new access points to Highway 100 are proposed with this development. The site plan shows 47 parking spaces provided for the restaurant use, where 37 spaces are required by the Zoning Code for the restaurant use. The development will maintain, and widen by three feet, the existing sidewalks along Highway 100. This sidewalk widening is necessary to comply with the Community Plan policy for this area which calls for a pedestrian trail 'The Trace Connector' along Highway 100 from Warner Parks to Natchez Trace. The sidewalk along Temple Road will remain the same. A pedestrian connection from the sidewalk on Temple Road to the proposed building will be provided.

ANALYSIS

The proposed restaurant will be located on an outparcel fronting Highway 100 in a developing PUD containing a commercial shopping center and townhouse development. A grocery store exists to the north of the subject site and anchors the shopping center. The final site plan does not alter the basic development concept established by the approved PUD plan. The 3,652 square feet of restaurant use proposed is consistent with the PUD and within the maximum floor permitted on the last approved PUD plan. Accordingly, this request is being considered as a revision (minor modification) and does not require Council approval. Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, provided below for review.

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

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
 - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
 - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
 - h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
 - i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath

the overlay, whichever is more permissive.

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

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

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

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.

STAFF RECOMMENDATION

Staff recommends approval of the PUD revision and final site plan with conditions.

CONDITIONS (If Approved)

1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.

2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.

3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.

4. Per BL2007-1340, monument signage shall be architecturally coordinated with the proposed buildings and comply with the requirements of the Zoning Administrator.

5. 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.

6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.

7. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

8. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

Approved with conditions (9-0), Consent Agenda

Resolution No. RS2014-2

"BE IT RESOLVED by The Metropolitan Planning Commission that 2005P-008-003 is Approved with conditions. (9-0)

CONDITIONS (If Approved)

1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.

2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works

for all improvements within

public rights of way.

3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.

4. Per BL2007-1340, monument signage shall be architecturally coordinated with the proposed buildings and comply with the requirements of the Zoning Administrator.

5. 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.

6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.

7. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

8. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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

Community Plan Amendments

3. 2014CP-005-001

EAST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 061-11, Parcel(s) 157-161, 183, 281-284, 286, 303

Map 061-15, Parcel(s) 007-008, 049, 053-060, 103.01, 103, 162, 163, 227-231, 235, 310-317, 325-328, 332, 333, 392

Council District 07 (Anthony Davis); 08 (Karen Bennett)

Staff Reviewer: Brenda Diaz

A request to amend the East Nashville Community Plan: 2006 Update by changing the Land Use Policy from Office in Community Center policy to Mixed Use in Community center policy for various properties located along Gallatin Pike between Gillock Street and McAlpine Avenue, (approximately 23.0 acres), requested by the Metro Planning Department, applicant; various property owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Amend the East Nashville Community Plan from Office in Community Center policy to Mixed Use in Community Center policy.

Minor Housekeeping Amendment

A request to amend the East Nashville Community Plan: 2006 Update by changing the Land Use Policy from Office in Community Center policy to Mixed Use in Community Center policy for various properties located along Gallatin Pike between Gillock Street and McAlpine Avenue, (approximately 23.0 acres).

CRITICAL PLANNING GOALS

- Supports Variety of Land Uses
- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices

The Mixed Use in Community Center policy supports an integrated, diverse blend of compatible land uses ensuring the unique opportunities for living, working, and shopping. Predominant uses include residential, commercial, recreational, cultural, and community facilities. By focusing development along the Gallatin Pike corridor, the intensity will increase and permit a mix of uses and support a strong pedestrian environment.

The application of Mixed Use in Community Center policy also encourages a range of housing choices, thereby creating a community where residents at different points in life can find housing. This is accomplished by incorporating a range of building sizes, building types, housing costs, tenure of residents, and age of structures along the corridor.

EAST NASHVILLE COMMUNITY PLAN

Current Policy

Office in Community Center (O in CC) policy is intended to include a variety of office uses. These offices will vary in intensity depending on the Structure Plan category.

Proposed Policy

Mixed Use in Community Center (MxU in CC) 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 convenience scale activities. Residential densities are comparable to medium, medium-high, or high density.

BACKGROUND

In July 2007, Metro Council adopted the Gallatin Pike SP, which established specific development standards for properties fronting the Main Street and Gallatin Pike corridor from South 5th Street to Briley Parkway. These standards intended to implement the East Nashville Community Plan by addressing building design and placement, signage, parking, vehicle access, landscaping, and land use restrictions. In a recent Court of Appeals case, the court determined that the Gallatin Pike SP was enacted improperly and invalidated the SP; thus, the zoning of all properties affected by the Gallatin Pike SP legislation reverted to the zoning designation that was in place prior to July 2007.

Last summer, the Planning Department proposed 2013Z-028PR-001, the companion to this case, which was a comprehensive zone change for all properties previously located within the Gallatin Pike SP. The purposed of 2013Z-028PR-001 was to put in place a new base zoning district with urban design standards that implemented the vision of the East Nashville Community Plan. The properties located within this plan amendment area were originally proposed for OR20-A, but after much discussion, and the fact that the properties already had a commercial zoning, the properties were rezoned to MUL-A.

The East Nashville Community Plan Update of 2006, calls for higher development intensity and a mix of uses along the Gallatin Pike corridor. However, in an attempt to concentrate and reinforce commercial development at neighborhood nodes, the plan applied Office policy along this section of the corridor. The plan did not recognize the already existing commercial zoning in place. During the seven community meetings held during the rezoning process last summer, property owners voiced their desires that their commercial development rights remain in place and staff and the planning commission ultimately agreed. The Planning Commission recommended approval of the rezoning and directed staff to prepare a housekeeping amendment to bring the policy into conformance with the zoning.

Existing Land Use

The properties are currently used for various land uses, including Commercial, Auto Parking, Office and Medical, Single family residential and Two-family residential, Community/Institutional and a few vacant parcels.

SUMMARY

The proposed Housekeeping Amendment to the East Nashville Community Plan from Office in Community Center to Mixed Use in Community Center between Gillock Street to McAlpine Avenue brings the policy into consistency with the recent zone change to MUL-A.

STAFF RECOMMENDATION

Staff recommends approval.

Resolution No. RS2014-3

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014CP-005-001 is **Approved. (9-0)**”

4a. 2014CP-005-002

EAST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 084-01, Parcel(s) 019
Council District 07 (Anthony Davis)
Staff Reviewer: Tifinie Capehart

A request to amend the East Nashville Community Plan: 2006 Update by changing the land use policy from Residential Low Medium Density policy to a T3 Neighborhood Maintenance policy for property located at 1414 Rosebank Avenue, at the northwest corner of Rosecliff Drive and Rosebank Avenue (3.68 Acres), requested by Civil Site Design Group, PLLC, applicant; LVH, LLC, owner.

Staff Recommendation: Defer to the February 13, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014CP-005-002 to the February 13, 2014, Planning Commission meeting.

4b. 2014SP-003-001

1414 ROSEBANK

Map 084-01, Parcel(s) 019
Council District 07 (Anthony Davis)
Staff Reviewer: Melissa Sajid

A request to rezone from R10 to SP-R zoning for property located at 1414 Rosebank Avenue, at the northwest corner of Rosecliff Drive and Rosebank Avenue (3.68 Acres), to permit up to 32 residential dwelling units, requested by Civil Site Design Group, PLLC, applicant; LVH, LLC, owner.

Staff Recommendation: Defer to the February 13, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014SP-003-001 to the February 13, 2014, Planning Commission meeting.

5. 2014CP-007-001

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 092-09, Parcel(s) 299
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Andrew Collins

A request to amend the West Nashville Community Plan: 2009 Update by changing the Community Character Policy from T4 Urban Neighborhood Evolving and CO Conservation policies to a Special policy area for property located at 602 33rd Avenue North, at the northeast corner of Trevor Street and 33rd Avenue North (0.49 acres), requested by the Metro Planning Department, applicant; Trevor Street Partners, LLC, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Amend land use policy to include a Special Transitional Policy over the existing Conservation and Neighborhood Evolving Policies.

Housekeeping Plan Amendment

A request to amend the *West Nashville Community Plan: 2009 Update* to include a special transitional land use policy to permit residential uses and limited office uses for property located at 602 33rd Avenue North, at the northeast corner of Trevor Street and 33rd Avenue North (.49 acres).

CRITICAL PLANNING GOALS

- N/A

WEST NASHVILLE COMMUNITY PLAN

Current Policy

Conservation (CO) policy is intended to preserve and enhance environmentally sensitive land within all Transect Categories except T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes,

floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils.

Urban Neighborhood Evolving (T4-NE) policy, a community character policy, is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing

urban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.

Proposed Policy

The proposal is to add a Special Policy to the existing policies on a parcel (09209029900) located at the northeast corner of Trevor Street and 33rd Avenue North, which is also bound by the I-40/I-440 interchange to the east, and is zoned OR20. The special policy's purpose is to permit residential uses and limited office uses that are consistent with the OR20 zoning district. The special policy is in addition to the underlying Urban Neighborhood Evolving (T4-NE) and the Conservation (CO) policies that remain in place. The site's steep slopes and immediate proximity to the I-40 / I-440 right-of-way render the site appropriate to act as a transition to the surrounding residential land uses, via the introduction of limited office uses consistent with OR20 zoning district.

BACKGROUND

The subject property, located at 602 33rd Avenue north, was rezoned to the OR20 district effectively on June 21, 2013, Case 2013Z-015PR-001, and staff was directed by the Planning Commission to prepare a housekeeping policy amendment to support limited office and multi-family residential uses as part of that approval. The OR20 district permits all residential uses and limited office uses, which is not supported with the existing Urban Neighborhood Evolving and Conservation policies. The housekeeping amendment for a Special Transitional policy will create consistency between the policy and the OR20 district.

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 55 property owners within 500 feet of the potential plan amendment area.

ANALYSIS

The property (.49 acres) is located at 602 33rd Avenue North on the northeast corner of Trevor Street North and 33rd Avenue North.

Physical Site Conditions

The property is situated near the bottom of a steep hill bordered to the east by the I-40/I-440 interchange. To the west and at the top of the steep hill are large utility towers. The property contains steep slopes that drop toward Interstate 440. The property has been graded and contains a large, incomplete structure.

Land Use

The property is currently vacant, and contains an incomplete structure that was constructed under a residential permit. The property was rezoned to OR20 on June 21, 2013 to allow limited office uses as well as residential uses.

Existing Development Pattern

The property is located between vacant residential property, a transmitting tower, and the I-40/I-440 interchange. Commercial land uses about Charlotte Avenue two blocks to the south of the property.

Due to the topography of the site and noise generated by proximity to the interstate, single-family residential is likely not the best use for this site, the properties immediately north of this site nor the properties south of the site and east of 33rd Avenue North. The five properties immediately to the north of the subject site are encumbered by significantly steep slopes (>25%) and would be difficult to develop. The properties immediately south of the site, towards Charlotte, east of 33rd are all on a downward slope that slopes to the south. The slope towards Charlotte is steep, but would permit development that works with the slopes.

Under this proposal, the land use policy is appropriate and will align with the OR20 zoning that exists on the property.

SUMMARY

The special transitional policy is a housekeeping amendment to align the property's policy with its OR20 zoning district. The application of a Special Transitional policy to allow residential uses and limited office uses is appropriate, given the unique characteristics of the site, to align with the OR20 zoning district. The Special Transitional policy is in addition to the current Urban Neighborhood Evolving and Conservation policies so the area's evolving character and environmental constraints will continue to be recognized.

STAFF RECOMMENDATION

Staff recommends approval.

Approved (9-0), Consent Agenda

Resolution No. RS2014-4

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014CP-007-001 is **Approved. (9-0)**

I. RECOMMENDATIONS TO METRO COUNCIL

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

Zoning Text Amendments

6. 2014Z-001TX-001

BL2013-629 \ BENNETT

Staff Reviewer: Duane Cuthbertson

A request to amend Section 17.16.250.B of the Metro Zoning Code pertaining to the keeping of chickens on residential property to remove the sunset provision and remove the prohibition of chickens in certain Council Districts, requested by Councilmember Karen Bennett, applicant.

Staff Recommendation: Approve with an amendment.

APPLICANT REQUEST

Amend the Zoning Code to remove the prohibition of chickens in certain Council districts.

Text Amendment

A request to amend Section 17.16.250.B of the Metro Zoning Code pertaining to the keeping of chickens on residential property to remove the sunset provision and remove the prohibition of chickens in certain Council Districts.

CRITICAL PLANNING GOALS

N/A

HISTORY

The Planning Commission, at their December 8, 2011 meeting recommended approval of the original bill to create the Domesticated Hens land use and permit the keeping of chickens in Davidson County. The associated Council Bill, BL2011-47, was approved by the Metro Council on January 18, 2012.

EXISTING ZONING CODE

Domesticated Hens means female chickens that may, where permitted, be kept and maintained for the non-commercial production of eggs, education, companionship, or recreation. Other types of fowl and poultry shall not be considered domesticated hens.

Domesticated Hens are permitted by right in Agricultural zoning districts and permitted as Accessory Use in all Single-Family and One and Two-Family Residential (RS and R) zoning districts. The Code provides the following conditions for Domesticated Hens, where permitted, as an accessory use in RS and R zoning districts:

B. Domesticated hens.

1. Prohibited locations. No hens shall be kept within the boundaries of Council Districts 12, 20, 28, 29, 30, 31, 32, and 33 as they existed on January 1, 2012, which boundaries are described in detail as part of Attachment A to Ordinance No. BL2011-901, as amended, unless:
 - a. The hens are kept on property located within the general services district (GSD); and
 - b. The hens are kept on a lot within the AG or AR2a zoning districts, or on a lot of five acres or more in size within the RS80, RS40, RS30, RS20 and R80, R40, R30 and R20 residential zone districts.
2. Type and number. Except upon property zoned for agricultural use or for properties in the R and RS districts of five acres or more in size, a parcel of land shall contain the maximum number of domesticated hens identified below. Only hens are allowed; roosters are expressly prohibited. There is no restriction on domestic hen breeds.

Max. # Poultry	Parcel Area (sq. ft.)	Acreage
2	0 to 5,009	0.0 to 0.11
4	5,010 to 10,236	0.12 to 0.23
6	10,237 or more	0.24 or more

3. Location. All domesticated hens shall be kept in the side and/or rear yards of a residential property subject to the setback standards contained in this subsection. No domesticated hens shall be kept in the front yard. If domesticated hens are to be kept in the side yard, neither the hens nor the covered henhouse required by Section 8.12.020 of the Metropolitan Code shall be visible from any public right-of-way. Rather, the hens and henhouse shall be entirely screened from view of the public right-of-way using opaque fencing and/or landscaping.

4. Setbacks. An enclosure shall be located twenty-five feet away from any residential structure (other than the permit holder's residence) located in a residential zone district and ten feet from any property line.

5. Permit required. A valid permit issued by the department of health pursuant to Section 8.12.020 of the Metropolitan Code shall be obtained and maintained at all times.

PROPOSED ZONING CODE

The proposed text amendment would eliminate Section B.1 from the zoning code in its entirety and renumber the remaining subsections accordingly, shown as follows:

B. Domesticated hens.

~~1. Prohibited locations. No hens shall be kept within the boundaries of Council Districts 12, 20, 28, 29, 30, 31, 32, and 33 as they existed on January 1, 2012, which boundaries are described in detail as part of Attachment A to Ordinance No. BL2011-901, as amended, unless:~~

~~a. The hens are kept on property located within the general services district (GSD); and~~

~~b. The hens are kept on a lot within the AG or AR2a zoning districts, or on a lot of five acres or more in size within the RS80, RS40, RS30, RS20 and R80, R40, R30 and R20 residential zone districts.~~

1. Type and number. Except upon property zoned for agricultural use or for properties in the R and RS districts of five acres or more in size, a parcel of land shall contain the maximum number of domesticated hens identified below. Only hens are allowed; roosters are expressly prohibited. There is no restriction on domestic hen breeds.

Max. # Poultry	Parcel Area (sq. ft.)	Acreage
2	0 to 5,009	0.0 to 0.11
4	5,010 to 10,236	0.12 to 0.23
6	10,237 or more	0.24 or more

2. Location. All domesticated hens shall be kept in the side and/or rear yards of a residential property subject to the setback standards contained in this subsection. No domesticated hens shall be kept in the front yard. If domesticated hens are to be kept in the side yard, neither the hens nor the covered henhouse required by Section 8.12.020 of the Metropolitan Code shall be visible from any public right-of-way. Rather, the hens and henhouse shall be entirely screened from view of the public right-of-way using opaque fencing and/or landscaping.

3. Setbacks. An enclosure shall be located twenty-five feet away from any residential structure (other than the permit holder's residence) located in a residential zone district and ten feet from any property line.

4. Permit required. A valid permit issued by the department of health pursuant to Section 8.12.020 of the Metropolitan Code shall be obtained and maintained at all times.

ANALYSIS

Domesticated Hens was established as a land use in January 2012 by BL2011-047. The ordinance creating the use was adopted with an amendment that prohibited the use in certain Council districts (as they existed on January 1, 2012) unless the hens were kept on property located in the General Services District or on Agriculturally zoned land or certain R and RS zoning districts containing 5 acres or more.

The Council districts in which domesticated hens are currently prohibited are as follows:

- District 12 – Steve Glover
- District 20 – Buddy Baker
- District 28 – Duane Dominy

District 29 – Karen Johnson
District 30 – Jason Potts
District 31 – Fabian Bedne
District 32 – Jacobia Dowell
District 33 – Robert Duvall

This text amendment would eliminate the prohibition on domesticated hens in those districts, thereby permitting domesticated hens countywide as an accessory use in the RS and R zoning districts with the conditions provided by Section 17.16.250.B, as referenced above.

This text amendment increases the number of properties eligible to keep chickens while maintaining the protections for adjoining properties from potential nuisance effects.

Per the zoning code the enclosure keeping the chickens must be located in the rear or side yard and not be visible from a public right-of-way. The enclosure must be setback from all residential structures and property lines. In addition to the standards established by the zoning code, Title 8 (Animals) provides standards related to the storage of feed, enclosure containing the chickens, removal of waste and other sanitary measures. Chickens must be kept in a covered, properly ventilated and predator-proof enclosure providing a minimum of two square feet of area per chicken.

This text amendment would delete Subsection M from Title 8 (Animals) Section 8.12.020. Section 8.12.020 provides standards and conditions related to the keeping of chickens.

Subsection M provided the following:

Sunset Provision. The provisions of this section pertaining to the keeping of chickens shall expire and be null and void on March 1, 2014, unless extended by resolution of the council of the Metropolitan Government of Nashville and Davidson County. This provision, commonly known as a “sunset provision,” is included to ensure that the effectiveness and necessity of this section is reviewed by the metropolitan council after its adoption.

Since Title 8 is not part of the Zoning Code, the Planning Commission does not make a recommendation on the deletion of the sunset provision portion of this bill. However, the Metro Council should consider whether to act on this provision.

HEALTH DEPARTMENT RECOMMENDATION

The Health Department has reported not having any adverse issues with administration or enforcement of standards related to Domesticated Hens and is taking a neutral position on this request.

CODES ADMINISTRATION RECOMMENDATION

Approve

Staff recommends approval with an Amendment.

Amendment:

1. Amend Section 2 of the ordinance to reference Section 17.16.250 of the Zoning Code.

Ordinance No. BL2013-629

An Ordinance amending Sections 8.12.020 and 17.16.250 pertaining to the keeping of chickens on residential property to remove the sunset provision and remove the prohibition of chickens in certain Council districts (Proposal No. 2014Z-001TX-001).

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

Section 1. That Section 8.12.020 of the Metropolitan Code is hereby amended by deleting subsection M. in its entirety.

Section 2. That Title 17 of the Metropolitan Code, Zoning Regulations, is hereby amended by deleting subsection B.1. in its entirety, and renumbering the remaining subsections accordingly.

Section 3. That this Ordinance shall take effect from and after its passage, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Karen Bennett

Mr. Cuthbertson presented the staff recommendation of approval with an amendment.

Council Lady Bennett spoke in favor of staff recommendation of approval with an amendment and noted that chickens have been very positive for Davidson County.

Council Lady Allen spoke in favor of staff recommendation of approval with an amendment. She stated that she has lots of neighbors that love having chickens in their back yard; chickens are much quieter than dogs.

Pete Horton, 726 Benton, spoke in favor of staff recommendation of approval with an amendment.

Council Lady Johnson spoke in opposition to the application on behalf of herself, Councilman Dominy, Councilman Potts, Councilman Bedne, Council Lady Dowell, and Councilman Duvall; they would like to keep their districts opted out due to lack of chicken education.

Council Lady Bennett clarified that the numbers of chicken complaints county wide have been extremely low, especially when you compare them to the number of dog complaints.

Mr. Clifton moved and Mr. Ponder seconded the motion to close the Public Hearing. (9-0)

Mr. Dalton spoke in opposition to the application and stated that there is still a certain level of education that needs to take place in this area.

Mr. Adkins spoke in opposition to the application and noted that he voted against this when he served on the council. He stated that he does not support extending this, especially if the councilmembers in the area are against it.

Ms. LeQuire spoke in favor of chickens and in favor of the education aspect.

Ms. LeQuire moved and Mr. Ponder seconded the motion to approve with an amendment.

Mr. Clifton spoke in favor of staff recommendation and stated that from a planning perspective, this doesn't seem to be a big question of whether this needs to be a uniform act in the county.

Mr. Gee expressed agreement with Mr. Clifton and stated as a planning and land use issue, this should be applied uniformly.

Mr. Ponder spoke in favor of staff recommendation and clarified that chickens are very educational.

Councilman Hunt stated that he will stay consistent with his previous vote and support staff recommendation.

The vote was taken. (7-2) Mr. Adkins and Mr. Dalton voted against.

Resolution No. RS2014-5

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-001TX-001 is **Approved with an amendment. (7-2)**

Specific Plans

7a. 2013SP-046-001

CORNERSTONE CHURCH

Map 042, Parcel(s) 019, 044

Council District 08 (Karen Bennett)

Staff Reviewer: Melissa Sajid

A request to rezone from R10, RS10 and RS20 to SP-MU for properties located at 726 Old Hickory Boulevard and Boyds Hilltop Drive (unnumbered), at the northwest corner of Old Hickory Boulevard and N. Graycroft Avenue (39.54 acres), to permit up to a 130-bed assisted living facility along with an existing religious institution and its associated uses and facilities, requested by Civil Site Design Group, applicant; Cornerstone Church of Nashville, owner. (See also PUD Amendment and Cancellation 108-79P-001).

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

APPLICANT REQUEST

Preliminary SP to permit assisted living facility and existing religious institution facility and PUD cancellation and amendment.

Zone Change

A request to rezone from One and Two-Family Residential (R10), Single-Family Residential (RS10) and Single-Family Residential (RS20) to Specific Plan-Mixed Use (SP-MU) for properties located at 726 Old Hickory Boulevard and Boyds Hilltop Drive (unnumbered), at the northwest corner of Old Hickory Boulevard and N. Graycroft Avenue (43.19 acres), to permit an

assisted living facility with up to 130 beds along with an existing religious institution and its associated uses and facilities.

Cancel and Amend PUD

A request to cancel a portion of a Residential Planned Unit Development Overlay District and amend the remaining portion of the overlay located at Boyds Hilltop Drive (unnumbered) and Summerfield Drive and Falcon Drive, zoned Single-Family Residential (RS20) and One and Two-Family Residential (R10) (31.04 acres), to permit 35 single-family lots, replacing 78 single-family lots.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 143 lots with 35 duplex lots for a total of 178 units.*

Single-Family Residential (RS10) requires a minimum of 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 82 units.*

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 4 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Preserves Sensitive Environmental Features
- Creates Open Space
- Provides a Range of Housing Choices

The PUD cancellation and amendment would reduce the number of lots in the PUD from 78 to 35. However, the proposed SP introduces a new housing option to the neighborhood that would provide for the elderly who can no longer live at home. In addition, a portion of the cancelled PUD that will be included in the SP will create open space that will also serve as hillside preservation where lots previously would have been graded to accommodate residential units.

MADISON COMMUNITY PLAN

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

Suburban Residential Corridor (T3 RC) is intended to preserve, enhance and create suburban residential corridors that support predominately residential land uses; are compatible with the general character of suburban neighborhoods as characterized by development pattern, building form, land use, and associated public realm; and that move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Consistent with Policy?

Yes. The proposed SP as well as the PUD cancellation and amendment are consistent with policy. The proposed SP falls in both the Suburban Neighborhood Maintenance (T3 NM) and Suburban Residential Corridor (T3 RC) policy areas. The existing PUD is located entirely within the Suburban Neighborhood Maintenance policy area. The Suburban Neighborhood Maintenance policy area that impacts the subject properties is also bounded by Infill Area 02 as identified in the Madison Community Plan: 2009 Update.

The SP which permits the proposed assisted living facilities and the existing religious institution facilities maintains the existing residential character as illustrated by the T3 RC policy. In addition, the Infill Area 02 policy recommends that any rezoning consider topographic constraints which would impact development. The proposed SP creates nearly 1.7 acres of open space where previous lots had been approved. While the amended PUD reduces the overall lot count from 78 to 35, the plan reflects the existing residential character as illustrated by the T3 NM policy.

PLAN REQUEST DETAILS

The site is located northeast of the I-65 – Old Hickory Boulevard interchange. All adjacent zoning is RS20, and the predominant use in the area is single-family residential with some two-family residential scattered throughout. Cornerstone Church is located to the south of the existing PUD and a water tower located on property owned by the Madison Suburban Utility District is located partially within the existing PUD.

History

The Hickory Hills Ridge PUD (formerly North Graycroft Manor) was approved initially by Council in September 1982. The original PUD included 238 multi-family residential units. Subsequent revisions to the PUD were approved which effectively changed the development from 238 multi-family units to 78 single-family residential units. In 1997 Councilmember Ron Nollner petitioned to have the undeveloped portion of the PUD cancelled, but his request was denied as the property owner was opposed to the cancellation. Over the years, the property owners of record have changed. Currently 19.18 acres of the PUD (approximately 30.5 acres total) is owned by Cornerstone Church of Nashville. Rather than building houses, Cornerstone Church wants to construct an assisted living facility in conjunction with the church.

Site Plan

The preliminary SP encompasses two proposed lots. Lot 1 includes the existing church and its ancillary facilities. Lot 2 includes the proposed assisted living facility. The facility is one building that includes two wings connected by a breezeway. One wing is dedicated to assisted living care while the other is reserved for memory care and includes an interior courtyard. Four access points are available to Lot 1. These include two access points from Old Hickory Boulevard, one from N. Graycroft Avenue and one from Boyds Hilltop Drive. The only access to Lot 2 will be through Lot 1 via a joint access easement. Parking is provided on both lots and will also be shared.

Two onsite stormwater detention basins are provided to the north and east of the proposed assisted living facility and are sized to not only detain the assisted living facility's stormwater but also to address existing stormwater concerns in the area. Water is available to the site from an existing line that runs along Boyds Hilltop Drive, and sewer is accessed via an existing line that runs along South Summerfield Drive.

A conceptual architectural rendering has been submitted for the front façade of the assisted living facility. The elevation appears to incorporate stone, EIFS and James Hardie siding. Landscape buffers are proposed to the east of the site where the property is adjacent to existing single-family residential. A permanent open space easement which will retain existing trees is proposed to the north and west of the assisted living facility and should provide a significant buffer between the facility and the existing residential to the north and amended PUD to the northeast. Signage for the SP will comply with the Office Neighborhood (ON) zoning district, which is small-scale and does not permit digital or LED signage.

The PUD request is to cancel the part of the existing Hickory Hills Ridge PUD overlay that is owned by Cornerstone Church (approximately 13.89 acres). Neither the base zone of R10 nor the PUD would permit an assisted living facility. The remainder of the PUD has been configured to develop 35 single-family residential lots on 10.32 acres (3.39 units per acre). The lot sizes of the remaining 35 lots follow the previously approved PUD, which allows for a minimum lot size of 10,000 square feet. Primary access is from Nesbitt Lane, and emergency access is available via a gated drive off South Summerfield Drive that will connect to the proposed cul-de-sac. Nine critical lots have been identified on the amended PUD as a result of steep slopes located throughout the site. The permanent open space easement shown on the SP overlaps the proposed amended boundary of the PUD. The amended portion of the PUD allows the remaining PUD to remain so that the other property owner in the PUD can still develop their portion of the PUD, as originally approved.

ANALYSIS

Both the proposed SP and the PUD cancellation and amendment are consistent with the existing land use policies. In addition, the plans meet three critical planning goals. Staff recommends approval with conditions.

FIRE MARSHAL RECOMMENDATION

- SP
 - Fire sprinklers will be required.
- PUD Cancellation and Amendment
 - Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1. {2006 IFC B105.1 One- and two-family dwellings. The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785.4 L/min) for a duration of 2 hours.}
 - Per email from Jim Harrison, P. E. with Civil Site Design Group "We agree to comply with any regulatory requirements as would apply including providing sprinklers if the flow and pressure resulting from this new pump or the pressures/flow for any reason do not meet minimum pressure requirements." Complete email and resubmitted PUD Plan on file
 - Fire apparatus access roads shall not exceed 10 percent in grade.

STORMWATER RECOMMENDATION

- SP
 - Approved
- PUD Cancellation and Amendment
 - Approved

PUBLIC WORKS RECOMMENDATION

- SP
 - The developer's final construction drawings shall comply with the design regulation established by the Department Public Works. Final design may vary based on field conditions.

- Prior to building permit issuance, record the 30' shared access easement for Lots 1 & 2.
- PUD Cancellation and Amendment
- 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.

Maximum Uses in Existing Zoning District: **R10, RS10 with PUD Overlay**

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)	43.19	-	46 L*	609	42	54

*Limited by PUD Overlay (subject area only)

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
Assisted Living (254)	43.19	-	130 Beds	329	19	29

Traffic changes between maximum: **R10, RS10 and PUD Overlay** 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
-	-	-	-	-180	-23	-25

SCHOOL BOARD REPORT

Projected student generation existing PUD: 11 Elementary 9 Middle 8 High
Projected student generation proposed PUD: 5 Elementary 4 Middle 3 High

The proposed PUD amendment could generate 6 fewer students than what would be expected under the existing PUD. Students would attend Stratton Elementary School, Madison Middle School, and Hunters Lane High School. Stratton Elementary School and Madison Middle School have been identified as over capacity. There is no capacity within the cluster for elementary or middle school students. This information is based upon data from the school board last updated September 2012. The fiscal liability of 6 new elementary students is \$120,000 (6 X \$20,000 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 approval of the SP and PUD cancellation and amendment with conditions and disapproval without all conditions. The proposed SP and PUD cancellation and amendment meet the land use policies for the site.

SP CONDITIONS

1. Uses within the SP shall be limited to an assisted living facility with up to 130 beds, along with the existing religious institution and its associated uses and facilities.
2. Prior to building permit issuance, the 30' shared access easement for Lots 1 & 2 shall be recorded.
3. Fire sprinklers shall be required.
4. The developer's final construction drawings shall comply with the design regulation established by the Department Public Works. Final design may vary based on field conditions.
5. 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 RS10 zoning district as of the date of the applicable request or application.
6. All new signage shall comply with the standards of the ON zoning district.
7. 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.

8. 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.

9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

PUD CONDITIONS

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.

2. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.

3. Prior to any additional development applications for this property, and in no event later than 120 days after the date of conditional approval by the Planning Commission, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. Failure to submit a corrected copy of the preliminary PUD within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

4. 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.

5. The developer's final construction drawings shall comply with the design regulation established by the Department Public Works. Final design may vary based on field conditions.

6. 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.

7. Fire apparatus access roads shall not exceed 10 percent in grade.

8. Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1.

9. Sprinklers may be required if the flow and pressure resulting from the new pump or the pressures/flow for any reason do not meet minimum pressure requirements.

Ms. Sajid presented the staff recommendation of approval with conditions and disapproval without all conditions. Items 7a and 7b were heard and discussed together.

Council Lady spoke in favor of staff recommendation and expressed excitement regarding some stormwater prevention and lowering the number of rooftops.

Tom White, representing applicant, spoke in favor of staff recommendation and noted that this is a significant decrease in rooftops. The assisted living facility is a desired need in the community; this is a good land use plan and is consistent with policy.

Jim Harrison, engineer, spoke in favor and stated that they will commit to no blasting, daytime trash collection, and buffers.

Roy Dale, 1657 Stokely Avenue, spoke in favor of the application and stated that the assisted living facility meets a definite need in the community.

Curtis Cohen, 509 N Graycroft, stated that he has no problem with the development as long as there is no blasting and there is not an increase in storm water issues.

Rick Lonow, 705 S Summerfield Drive, spoke in opposition to Item 7b due to the destruction of trees and wildlife.

Richard Myers expressed concerns with the trees and view being destroyed; he also stated that Graycroft needs a turn lane.

Ellen Lonow, 705 S Summerfield, spoke in opposition to the application and expressed concerns regarding traffic and the cul de sac opening up.

Tom White clarified that they are committed to do everything required by the Planning Commission regarding a buffer and will also work with the neighbors to incorporate as many of their buffer suggestions as possible.

Mr. Dalton moved and Mr. Adkins seconded the motion to close the Public Hearing. (9-0)

Mr. Clifton spoke in favor of staff recommendation and noted that this is an excellent proposal, much better than what has previously been approved, but also expressed understanding regarding the neighbor's concerns.

Mr. Ponder spoke in favor of staff recommendation.

Ms. LeQuire spoke in favor of staff recommendation and suggested pervious surfaces as well as possible connectivity.

Mr. Dalton spoke in favor of staff recommendation and stated that this will address a much needed service for the community.

Mr. Clifton moved and Mr. Ponder seconded the motion to approve with conditions and disapprove without all conditions. (9-0)

Resolution No. RS2014-6

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-046-001 is **Approved with conditions and disapproved without all conditions. (9-0)**

SP CONDITIONS

1. **Uses within the SP shall be limited to an assisted living facility with up to 130 beds, along with the existing religious institution and its associated uses and facilities.**
2. **Prior to building permit issuance, the 30' shared access easement for Lots 1 & 2 shall be recorded.**
3. **Fire sprinklers shall be required.**
4. **The developer's final construction drawings shall comply with the design regulation established by the Department Public Works. Final design may vary based on field conditions.**
5. **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 RS10 zoning district as of the date of the applicable request or application.**
6. **All new signage shall comply with the standards of the ON zoning district.**
7. **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.**
8. **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.**
9. **The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**

7b. 108-79P-001

HICKORY HILLS RIDGE/NORTH

Map 042, Parcel(s) 014, 019, 029
Council District 08 (Karen Bennett)
Staff Reviewer: Melissa Sajid

A request to cancel a portion (14.59 acres) of a Residential Planned Unit Development Overlay District and amend the remaining portion (16.45 acres) of the overlay located at Boyds Hilltop Drive (unnumbered), and Nesbitt Lane (unnumbered), at the southern terminus of South Summerfield Drive and Falcon Drive, zoned RS20 and R10 (31.04 acres total), to permit 35 single-family lots, replacing 78 single-family lots, requested by Civil Site Design Group, PLLC, applicant for Cornerstone Church of Nashville, LLC and Councilperson Karen Bennett, applicant; David R. and Chandra H. Pounder and Madison Suburban Utility District, owners (Also see Zone Change Case # 2013SP-046-001).

Staff Recommendation: Approve

APPLICANT REQUEST

Preliminary SP to permit assisted living facility and existing religious institution facility and PUD cancellation and amendment.

Zone Change

A request to rezone from One and Two-Family Residential (R10), Single-Family Residential (RS10) and Single-Family Residential (RS20) to Specific Plan-Mixed Use (SP-MU) for properties located at 726 Old Hickory Boulevard and Boyds Hilltop Drive (unnumbered), at the northwest corner of Old Hickory Boulevard and N. Graycroft Avenue (43.19 acres), to permit an assisted living facility with up to 130 beds along with an existing religious institution and its associated uses and facilities.

Cancel and Amend PUD

A request to cancel a portion of a Residential Planned Unit Development Overlay District and amend the remaining portion of the overlay located at Boyds Hilltop Drive (unnumbered) and Summerfield Drive and Falcon Drive, zoned Single-Family Residential (RS20) and One and Two-Family Residential (R10) (31.04 acres), to permit 35 single-family lots, replacing 78 single-family lots.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 143 lots with 35 duplex lots for a total of 178 units.*

Single-Family Residential (RS10) requires a minimum of 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 82 units.*

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 4 units.*

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Preserves Sensitive Environmental Features
- Creates Open Space
- Provides a Range of Housing Choices

The PUD cancellation and amendment would reduce the number of lots in the PUD from 78 to 35. However, the proposed SP introduces a new housing option to the neighborhood that would provide for the elderly who can no longer live at home. In addition, a portion of the cancelled PUD that will be included in the SP will create open space that will also serve as hillside preservation where lots previously would have been graded to accommodate residential units.

MADISON COMMUNITY PLAN

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

Suburban Residential Corridor (T3 RC) is intended to preserve, enhance and create suburban residential corridors that support predominately residential land uses; are compatible with the general character of suburban neighborhoods as characterized by development pattern, building form, land use, and associated public realm; and that move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Consistent with Policy?

Yes. The proposed SP as well as the PUD cancellation and amendment are consistent with policy. The proposed SP falls in both the Suburban Neighborhood Maintenance (T3 NM) and Suburban Residential Corridor (T3 RC) policy areas. The existing PUD is located entirely within the Suburban Neighborhood Maintenance policy area. The Suburban Neighborhood Maintenance policy area that impacts the subject properties is also bounded by Infill Area 02 as identified in the Madison Community Plan: 2009 Update.

The SP which permits the proposed assisted living facilities and the existing religious institution facilities maintains the existing residential character as illustrated by the T3 RC policy. In addition, the Infill Area 02 policy recommends that any rezoning consider topographic constraints which would impact development. The proposed SP creates nearly 1.7 acres of open space where previous lots had been approved. While the amended PUD reduces the overall lot count from 78 to 35, the plan reflects the existing residential character as illustrated by the T3 NM policy.

PLAN REQUEST DETAILS

The site is located northeast of the I-65 – Old Hickory Boulevard interchange. All adjacent zoning is RS20, and the predominant use in the area is single-family residential with some two-family residential scattered throughout. Cornerstone Church is located to the south of the existing PUD and a water tower located on property owned by the Madison Suburban Utility District is located partially within the existing PUD.

History

The Hickory Hills Ridge PUD (formerly North Graycroft Manor) was approved initially by Council in September 1982. The original PUD included 238 multi-family residential units. Subsequent revisions to the PUD were approved which effectively changed the development from 238 multi-family units to 78 single-family residential units. In 1997 Councilmember Ron Nollner petitioned to have the undeveloped portion of the PUD cancelled, but his request was denied as the property owner was opposed to the cancellation. Over the years, the property owners of record have changed. Currently 19.18 acres of the PUD (approximately 30.5 acres total) is owned by Cornerstone Church of Nashville. Rather than building houses, Cornerstone Church wants to construct an assisted living facility in conjunction with the church.

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Two onsite stormwater detention basins are provided to the north and east of the proposed assisted living facility and are sized to not only detain the assisted living facility's stormwater but also to address existing stormwater concerns in the area. Water is available to the site from an existing line that runs along Boyds Hilltop Drive, and sewer is accessed via an existing line that runs along South Summerfield Drive.

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ANALYSIS

Both the proposed SP and the PUD cancellation and amendment are consistent with the existing land use policies. In addition, the plans meet three critical planning goals. Staff recommends approval with conditions.

FIRE MARSHAL RECOMMENDATION

- SP
 - Fire sprinklers will be required.
- PUD Cancellation and Amendment
 - Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1. {2006 IFC B105.1 One- and two-family dwellings. The minimum fire-flow requirements for one- and two-family dwellings having a fire-flow calculation area which does not exceed 3,600 square feet (344.5 m²) shall be 1,000 gallons per minute (3785.4 L/min) for a duration of 2 hours.}
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 - Fire apparatus access roads shall not exceed 10 percent in grade.

STORMWATER RECOMMENDATION

- SP
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- PUD Cancellation and Amendment
 - Approved

PUBLIC WORKS RECOMMENDATION

- SP
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Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
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Traffic changes between maximum: **R10, RS10 and PUD Overlay** and proposed **SP-MU**

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SCHOOL BOARD REPORT

Projected student generation existing PUD: 11 Elementary 9 Middle 8 High
Projected student generation proposed PUD: 5 Elementary 4 Middle 3 High

The proposed PUD amendment could generate 6 fewer students than what would be expected under the existing PUD. Students would attend Stratton Elementary School, Madison Middle School, and Hunters Lane High School. Stratton Elementary School and Madison Middle School have been identified as over capacity. There is no capacity within the cluster for elementary or middle school students. This information is based upon data from the school board last updated September 2012. The fiscal liability of 6 new elementary students is \$120,000 (6 X \$20,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

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Mr. Dalton moved and Mr. Adkins seconded the motion to close the Public Hearing. (9-0)

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Mr. Ponder spoke in favor of staff recommendation.

Ms. LeQuire spoke in favor of staff recommendation and suggested pervious surfaces as well as possible connectivity.

Mr. Dalton spoke in favor of staff recommendation and stated that this will address a much needed service for the community.

Mr. Dalton moved and Mr. Adkins seconded the motion to approve. (9-0)
Resolution No. RS2014-7

“BE IT RESOLVED by The Metropolitan Planning Commission that 108-79P-001 is **Approved. (9-0)**

PUD CONDITIONS

1. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
2. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
3. Prior to any additional development applications for this property, and in no event later than 120 days after the date of conditional approval by the Planning Commission, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan. Failure to submit a corrected copy of the preliminary PUD within 120 days will void the Commission’s approval and require resubmission of the plan to the Planning Commission.
4. 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.
5. The developer’s final construction drawings shall comply with the design regulation established by the Department Public Works. Final design may vary based on field conditions.
6. 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.
7. Fire apparatus access roads shall not exceed 10 percent in grade.
8. Fire-flow shall meet the requirements of the International Fire Code - 2006 edition - B105.1.
9. Sprinklers may be required if the flow and pressure resulting from the new pump or the pressures/flow for any reason do not meet minimum pressure requirements.

8. 2014SP-001-001

60TH AVENUE COTTAGES

Map 091-06, Parcel(s) 022
Council District 20 (Buddy Baker)
Staff Reviewer: Duane Cuthbertson

A request to rezone from CS to SP-R zoning for property located at 1208 60th Avenue North, approximately 130 feet north of Morrow Road (5.44 Acres), to permit up to 60 residential dwelling units, requested by Civil Site Design Group, PLLC, applicant; Stephens Millwork & Lumber Company, owner.

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

APPLICANT REQUEST

Preliminary SP to permit 60 residential dwelling units.

Preliminary SP

A request to rezone from Commercial Services (CS) to Specific Plan-Residential (SP-R) zoning for property located at 1208 60th Avenue North, approximately 130 feet north of Morrow Road (5.44 acres), to permit up to 60 residential dwelling units.

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

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

This SP encourages the development of healthy neighborhoods by supporting a stronger walking environment and supporting the development and viability of nearby commercial nodes as walking destinations.

The SP 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 property is 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 mitigates 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.

WEST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed SP is consistent with the Urban Neighborhood Maintenance policy. The SP limits use of the property to detached residential dwellings up to 11 units per acre. To support and reinforce the residential character found in the surrounding community five of the dwellings will be situated on and oriented to 60th Avenue North and building heights for all units will be limited to two stories in 35 feet (to the top of the roof).

The West Nashville Community Plan recognizes the non-conformity of the site's CS zoning. The plan calls for future zone changes to bring the site into conformance with the T4 Urban Neighborhood Maintenance policy. The proposed SP brings the site into conformance with the land use policy.

The SP will further support the maintenance of the neighborhood's character by providing a transition between the intensely zoned industrial area to the north and the existing residential neighborhood to the south and west. The SP will improve the adjacent streetscape and pedestrian environment along 60th Avenue North.

PLAN DETAILS

The approximately 5.44 acre vacant site is located on 60th Avenue North just north of a collector street, Morrow Road, in west Nashville. The site is clustered with several other large properties containing non-conforming zoning and uses including industrial and commercial zoned property. A commercially zoned neighborhood node is situated just to the southwest of the site at the intersection of 60th Avenue North and Morrow Road. An R6 zoned residential neighborhood surrounds the area. The site is wooded and relatively flat.

Site Plan

The plan calls for 60 detached residential units. Five of the proposed units are oriented to 60th Avenue North while the remainder of the units are oriented to the internal private drive or open space. Units are intended to be two stories with a maximum of 35 feet at the top of the roof. All units will provide a porch entry on the front and rear facades.

Landscaping is shown throughout the development and landscape buffers are required along the north and south property lines of the SP. An open space/ courtyard is established along the center of the development. Sidewalks will be established along 60th Avenue North and a pedestrian circulation system will connect to every proposed unit in the development. The plan shows an off-site pedestrian connection to Morrow Road along 60th Avenue North. Stormwater will be accommodated in bioretention areas within and near the courtyard as well as in a larger detention area located at the southeast corner of the site.

Access to the site will be provided by a private loop driveway connecting to 60th Avenue North at two points. The site abuts an unbuilt right-of-way for 58th Avenue North on the east side. Surface parking will be provided mostly on-site behind the units fronting 60th Avenue North along the proposed driveway though three on-street parallel parking spaces will be provided in front of the development on 60th Avenue North. A total of 135 parking spaces are shown (2.25 stalls per unit).

The SP is consistent with the land use policy and meets several critical planning goals.

STORMWATER RECOMMENDATION

Preliminary SP approved

WATER SERVICES RECOMMENDATION

Preliminary SP approved. Construction plans must be submitted and approved prior to Final SP stage. If not platted, the required capacity fees must be paid prior to Final SP stage as well. If platted, capacity fees must be paid prior to Final Plat stage.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- 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. ~ Sidewalk should be labeled as MPW standard ST-210. Curb line should be placed on the existing EOP. Continue the curb line thru the parking bays. Sidewalks are to be within ROW. Sidewalks should be extended to the northern property line.
- Indicate the installation of a ground mount sign that states now entering private property, at both driveway entrances.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	5.46	0.6	142,702 SF	8557	190	808

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	5.46	-	60 U	488	34	51

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-8069	-156	-757

SCHOOL BOARD REPORT

Projected student generation proposed SP district: 8 Elementary 5 Middle 5 High

The proposed SP district could generate up to 18 additional students. Students would attend Cockrill Elementary School, McKissack Middle School and Pearl-Cohn High School. Cockrill Elementary has been identified as over capacity. There is no capacity within the cluster for additional elementary school students. This information is based upon data from the school board last updated September 2012.

Fiscal Liability

The fiscal liability of 8 new elementary school students is \$160,000 (8 X \$20,000 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 60 residential units.
2. Comply with all Public Works conditions.
3. A pedestrian connection from this SP to Tennessee Avenue shall be established through the un-built right-of-way for 58th Avenue North on the final site plan per Public Works standards subject to Public Works and Planning Department approval on the final site plan.
4. A designated outdoor pet area and a community building with an associated community area may be established within this SP on the Final Site plan.
5. The layout for the internal courtyard areas may be redesigned on the Final Site plan with approval from the Planning Department.
6. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application.

7. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
8. 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.
9. 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.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions. (9-0); Consent Agenda

Resolution No. RS2014-8

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-001-001 is **Approved with conditions and disapproved without all conditions. (9-0)**

CONDITIONS

1. **Permitted land uses shall be limited to 60 residential units.**
2. **Comply with all Public Works conditions.**
3. **A pedestrian connection from this SP to Tennessee Avenue shall be established through the un-built right-of-way for 58th Avenue North on the final site plan per Public Works standards subject to Public Works and Planning Department approval on the final site plan.**
4. **A designated outdoor pet area and a community building with an associated community area may be established within this SP on the Final Site plan.**
5. **The layout for the internal courtyard areas may be redesigned on the Final Site plan with approval from the Planning Department.**
6. **For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application.**
7. **Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.**
8. **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.**
9. **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.

10. 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.

9. 2014SP-002-001

STADIUM LOFTS

Map 82-09, Parcel(s) 424, 431, 468
Council District (19) Erica Gilmore
Staff Reviewer: Jason Swaggart

A request to rezone from IR to 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, requested by Barge Cauthen & Associates, applicant; Third Avenue Associates and Sneed Family General Partnership, owners.

Staff Recommendation: Defer to the January 23, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014SP-002-001 to the January 23, 2014, Planning Commission meeting. (9-0)

Zone Changes

10a. 2014Z-001PR-001

Map 031, Parcel(s) 068
Council District 03 (Walter Hunt)
Staff Reviewer: Jason Swaggart

A request to rezone from OL, CL and CS and within a PUD Overlay to AR2a and CS zoning, for property located at 7435 Old Hickory Boulevard, approximately 1,675 feet west of I-24 (34.13 acres), requested by Dale & Associates, applicant; Anchor Property Holdings, owner (See Also PUD Cancellation Request # 88P-022-001).

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from OL, CS and CL to AR2a and CS and PUD cancellation.

Zone Change

A request to rezone from Office Limited (OL), Commercial Limited (CL) and Commercial Services (CS) and within a PUD Overlay to Agricultural and Residential (AR2a) and Commercial Services (CS) zoning, for property located at 7435 Old Hickory Boulevard, approximately 1,675 feet west of I-24 (34.13 acres).

PUD Cancellation

A request to cancel the Lindsey Heights Commercial Planned Unit Development Overlay District located at 7435 Old Hickory Boulevard, approximately 1,675 feet west of I-24, zoned CL, CS and OL and proposed for CS and AR2a (34.13 acres)

Existing Zoning

Office Limited (OL) is intended for moderate intensity office uses (see below PUD info for use limitations).

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses (see below PUD info for use limitations).

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

Planned Unit Development Overlay (PUD) The PUD overlay permits more flexibility in design than what would be permitted under the base zoning district. It is intended to allow for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would be otherwise permitted by the conventional base zoning district.

The subject PUD was originally approved in 1988, for a maximum of 181,050 square feet of office, warehousing, motel/hotel and commercial uses. The site is currently undeveloped and consists of open pasture and heavily wooded areas. The site is the former Duckworth Farm and is denoted as worthy of conservation.

Agricultural/Residential requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *The AR2a district would permit a maximum of 8 residential units.*

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses. *The CS district would permit a maximum of 447,709 square feet of various commercial uses.*

CRITICAL PLANNING GOALS

- Preserves/Creates Open Space

The request will place approximately 17 acres currently zoned OL and approved for various office uses into the AR2a district which permits less intense uses. The approximately 17 acres proposed for AR2a consist of very steep hillsides. The PUD permits approximately 61,800 square feet of office uses. The AR2a district permits less intense uses than the PUD and will reduce the demand to develop on the hillsides than the current OL and PUD.

BORDEAUX/WHITES CREEK COMMUNITY PLAN

Existing Policy

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

Consistent with Policy?

Yes. The proposed CS district permits a variety of commercial uses consistent with the CMC policy. While the AR2a district is not typically a use found in the CMC policy, the area proposed for AR2a consist of steep hillsides. The AR2a district is more appropriate than the current OL/PUD district because it is a less intense district. The most appropriate policy for this area would be Conservation. While the existing CMC policy is not appropriate for areas with steep hill sides such as the subject site, the policy recognized the existing Commercial PUD. If the policy was updated today, then it would likely be placed in a Conservation policy.

STORMWATER RECOMMENDATION

Ignore

PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	17	-	75,000 SF*	1069	150	163

*Limited by PUD overlay

Maximum Uses in Existing Zoning District: **CL & CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	17.13	-	105,900 SF*	7049	160	662

*Limited by PUD overlay

Maximum Uses in Proposed 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)	17	0.5 D	8 L	77	6	9

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	17.13	0.6 F	447,709 SF	1594	135	144

Traffic changes between maximum: **OL, CL, CS (PUD)** and proposed **AR2a** and **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-6447	-169	-671

METRO SCHOOL BOARD REPORT

N/A

The proposed CS district does not permit residential and would not generate any additional students. While the proposed AR2a district would permit up to eight residential units, the number of students generated would be negligible.

STAFF RECOMMENDATION

Staff recommends that the proposed AR2a and CS district be approved, and that the PUD cancellation be approved. The AR2a is more appropriate for the area encumbered with steep hillsides, and the proposed CS district with the PUD cancellation will permit development consistent with the CMC land use policy.

Mr. Swaggart presented the staff recommendation of approval. Items 10a and 10b were heard and discussed together.

Roy Dale, 516 Heather Place, spoke in support of staff recommendation.

Peggy Schroeder, 1225 Delmere, spoke in opposition to the proposal due to future use concerns.

Roy Dale confirmed that he will commit to working with Peggy and any others to work out any concerns they have as the process moves forward.

Mr. Haynes moved and Mr. Dalton seconded the motion to close the Public Hearing. (9-0)

Commission and staff discussed current and proposed zoning.

Councilman Hunt spoke in support and stated that he will work with the developer and the community as this moves forward.

Mr. Haynes moved and Mr. Clifton seconded the motion to approve. (9-0)

Resolution No. RS2014-9

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

10b. 88P-022-001

LINDSEY HEIGHTS (CANCELLATION)

Map 031, Parcel(s) 068
 Council District 03 (Walter Hunt)
 Staff Reviewer: Jason Swaggart

A request to cancel the Lindsey Heights Commercial Planned Unit Development Overlay District located at 7435 Old Hickory Boulevard, approximately 1,675 feet west of I-24, zoned CL, CS and OL and proposed for CS and AR2a (34.13 acres), requested by Dale & Associates, applicant; Anchor Property Holdings, owner (See also Zone Change Case # 2014Z-001PR-001).

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from OL, CS and CL to AR2a and CS and PUD cancellation.

Zone Change

A request to rezone from Office Limited (OL), Commercial Limited (CL) and Commercial Services (CS) and within a PUD Overlay to Agricultural and Residential (AR2a) and Commercial Services (CS) zoning, for property located at 7435 Old Hickory Boulevard, approximately 1,675 feet west of I-24 (34.13 acres).

PUD Cancellation

A request to cancel the Lindsey Heights Commercial Planned Unit Development Overlay District located at 7435 Old Hickory Boulevard, approximately 1,675 feet west of I-24, zoned CL, CS and OL and proposed for CS and AR2a (34.13 acres)

Existing Zoning

Office Limited (OL) is intended for moderate intensity office uses (see below PUD info for use limitations).

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses (see below PUD info for use limitations).

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

Planned Unit Development Overlay (PUD) The PUD overlay permits more flexibility in design than what would be permitted under the base zoning district. It is intended to allow for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would be otherwise permitted by the conventional base zoning district.

The subject PUD was originally approved in 1988, for a maximum of 181,050 square feet of office, warehousing, motel/hotel and commercial uses. The site is currently undeveloped and consists of open pasture and heavily wooded areas. The site is the former Duckworth Farm and is denoted as worthy of conservation.

Agricultural/Residential requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *The AR2a district would permit a maximum of 8 residential units.*

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses. *The CS district would permit a maximum of 447,709 square feet of various commercial uses.*

CRITICAL PLANNING GOALS

- Preserves/Creates Open Space

The request will place approximately 17 acres currently zoned OL and approved for various office uses into the AR2a district which permits less intense uses. The approximately 17 acres proposed for AR2a consist of very steep hillsides. The PUD permits approximately 61,800 square feet of office uses. The AR2a district permits less intense uses than the PUD and will reduce the demand to develop on the hillsides than the current OL and PUD.

BORDEAUX/WHITES CREEK COMMUNITY PLAN

Existing Policy

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

Consistent with Policy?

Yes. The proposed CS district permits a variety of commercial uses consistent with the CMC policy. While the AR2a district is not typically a use found in the CMC policy, the area proposed for AR2a consist of steep hillsides. The AR2a district is more appropriate than the current OL/PUD district because it is a less intense district. The most appropriate policy for this area would be Conservation. While the existing CMC policy is not appropriate for areas with steep hill sides such as the subject site, the policy recognized the existing Commercial PUD. If the policy was updated today, then it would likely be placed in a Conservation policy.

STORMWATER RECOMMENDATION

Ignore

PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	17	-	75,000 SF*	1069	150	163

*Limited by PUD overlay

Maximum Uses in Existing Zoning District: **CL & CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	17.13	-	105,900 SF*	7049	160	662

*Limited by PUD overlay

Maximum Uses in Proposed 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)	17	0.5 D	8 L	77	6	9

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	17.13	0.6 F	447,709 SF	1594	135	144

Traffic changes between maximum: **OL, CL, CS (PUD)** and proposed **AR2a** and **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-6447	-169	-671

METRO SCHOOL BOARD REPORT
N/A

The proposed CS district does not permit residential and would not generate any additional students. While the proposed AR2a district would permit up to eight residential units, the number of students generated would be negligible.

STAFF RECOMMENDATION

Staff recommends that the proposed AR2a and CS district be approved, and that the PUD cancellation be approved. The AR2a is more appropriate for the area encumbered with steep hillsides, and the proposed CS district with the PUD cancellation will permit development consistent with the CMC land use policy.

Mr. Swaggart presented the staff recommendation of approval. Items 10a and 10b were heard and discussed together.

Roy Dale, 516 Heather Place, spoke in support of staff recommendation.

Peggy Schroeder, 1225 Delmere, spoke in opposition to the proposal due to future use concerns.

Roy Dale confirmed that he will commit to working with Peggy and any others to work out any concerns they have as the process moves forward.

Mr. Haynes moved and Mr. Dalton seconded the motion to close the Public Hearing. (9-0)

Commission and staff discussed current and proposed zoning.

Councilman Hunt spoke in support and stated that he will work with the developer and the community as this moves forward.

Mr. Haynes moved and Mr. Clifton seconded the motion to approve. (9-0)

Resolution No. RS2014-10

"BE IT RESOLVED by The Metropolitan Planning Commission that 88P-022-001 is **Approved. (9-0)**

Mr. Haynes left at 6:11 p.m.

11. 2014Z-002PR-001

603 26TH AVENUE NORTH

Map 092-10, Parcel(s) 335

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Melissa Sajid

A request to rezone from RS5 to MUL-A zoning for property located at 603 26th Avenue North, approximately 285 feet north of Felicia Street (0.22 acres), requested by SSV Partners, GP, owner.

Staff Recommendation: Defer to the January 23, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014Z-002PR-001 to the January 23, 2014, Planning Commission meeting. (9-0)

12. 2014Z-003PR-001

Map 081-12, Parcel(s) 412

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Duane Cuthbertson

A request to rezone from CN to R6 zoning for property located at 1421 9th Avenue North, at the southwest corner of 9th Avenue North and Cheatham Place (0.14 acres), requested by Joseph L. Perry, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from CN to R6.

Zone Change

A request to rezone from Commercial Neighborhood (CN) to One and Two-Family Residential (R6) zoning for property located at 1421 9th Avenue North, at the southwest corner of 9th Avenue North and Cheatham Place (0.14 acres).

Existing Zoning

Commercial Neighborhood (CN) is intended for very low intensity retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas.

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.*

CRITICAL PLANNING GOALS

N/A

NORTH NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed R6 zoning district is consistent with the Urban Neighborhood Maintenance policy. The proposed zoning district will permit one two-family dwelling on the 6,041 square foot parcel. The subject property is located within a neighborhood containing a variety of housing types including multi-family residential to the east, a two-family dwelling immediately to the south and a quadplex immediately to the west. In October 2013, an SP permitting up to 15 detached

dwelling on a 0.76 acre site was approved along the north side of Cheatham Place across from the subject property. The R6 zoning will allow the subject property to redevelop in a manner consistent with the surrounding residential context. The rezoning of this property to R6 also eliminates the current commercial zoning district that is not consistent with the Neighborhood Maintenance policy.

PUBLIC WORKS RECOMMENDATION

No Exception Taken.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.14	0.25 F	1,524 SF	103	9	26

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.14	D	1 L	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-93	-8	-24

SCHOOL BOARD REPORT

While the proposed R6 district would permit up to two residential units, the number of students generated would be negligible.

STAFF RECOMMENDATION

Staff recommends approval as the proposed R6 zoning district is consistent with the Urban Neighborhood Maintenance policy.

Approved (9-0), Consent Agenda

Resolution No. RS2014-11

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-003PR-001 is **Approved. (9-0)**"

13. 2014Z-004PR-001

Map 071-08, Parcel(s) 273-290
 Council District 05 (Scott Davis)
 Staff Reviewer: Duane Cuthbertson

A request to rezone from RS5 to RM15-A zoning for various properties located along the south side of E. Trinity Lane, between Jones Avenue and Lischey Avenue (4.18 acres), requested by Councilmember Scott Davis, applicant and various, owners.

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.

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.

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.

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 proposed SP district: 20 Elementary 9 Middle 6 High

The proposed RM15-A district could generate up to 35 additional students. 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 is consistent with the Neighborhood General policy.

Mr. Cuthbertson presented the staff recommendation of approval.

Trent Burton, 417 E Trinity Lane, spoke in opposition to the application.

Councilman Hunt moved and Mr. Dalton seconded the motion to close the Public Hearing. (9-0)

Mr. Ponder moved and Mr. Dalton seconded the motion to defer to the January 23, 2014, Planning Commission meeting and reopen the Public Hearing. (8-0)

Resolution No. RS2014-12

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-004PR-001 is **Deferred to the January 23, 2014, Planning Commission meeting. (8-0)**

14. 2014Z-005PR-001

Map 082-09, Parcel(s) 052-054
 Council District 19 (Erica S. Gilmore)
 Staff Reviewer: Melissa Sajid

A request to rezone from IR to MUN-A for properties located within the Phillips-Jackson Street Redevelopment District and the Germantown Historic Preservation Overlay District at 1318, 1322 and 1326 6th Avenue North zoning, at the southeast corner of 6th Avenue North and Taylor Street (0.88 acres), requested by Troylus, LLC, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from IR to MUN-A.

Zone Change

A request to rezone properties from Industrial Restrictive (IR) to Mixed Use Neighborhood-A (MUN-A) zoning district, located within the Phillips-Jackson Street Redevelopment District and the Germantown Historic Preservation Overlay District at 1318, 1322 and 1326 6th Avenue North, at the southeast corner of 6th Avenue North and Taylor Street (0.88 acres).

Existing Zoning

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

Proposed Zoning

Mixed Use Neighborhood-A (MUN-A) is intended for a low 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
- Provides a Range of Housing Choices
- Promotes Compact Building Design

The proposed MUN-A promotes walkable neighborhoods by incorporating building placement and design elements to create a streetscape that enhances the pedestrian experience. MUN-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.

NORTH NASHVILLE COMMUNITY PLAN

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?

Yes. The proposed MUN-A is consistent with the T4 MU policy. The proposed MUN-A district permits a mixture of uses.

HISTORIC ZONING RECOMMENDATION

- Recommend approval of this project assuming the plan still calls to retain the historic buildings.

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: **IR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Light Manufacturing (140)	0.88	0.6 F	22,999 SF	88	17	17

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.88	0.6 F	22,999 SF	1022	26	77

Traffic changes between maximum: **IR** and proposed **MUN-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+934	+9	+60

SCHOOL BOARD REPORT

Projected student generation existing IR district: **0** Elementary **0** Middle **0** High

Projected student generation proposed MUN-A district: **2** Elementary **2** Middle **2** High

The proposed MUN-A district could generate two more students than what is typically generated under the existing IR zoning district. Students would attend Buena Vista Elementary School, Jones Paideia Middle School, and Hume-Fogg Academic High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends approval as the proposed MUN-A zoning district is consistent with the Urban Mixed Use Neighborhood policy.

Approved (9-0), Consent Agenda

Resolution No. RS2014-13

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-005PR-001 is **Approved. (9-0)**”

15. 2014Z-006PR-001

Map 180, Parcel(s) 030
Council District 04 (Brady Banks)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to RS15 zoning for property located at 6541 Redmond Lane, at the northeast corner of Redmond Lane and Redmond Court (6.65 acres), requested by Infill Nashville, applicant; Betsy Carroll, owner.

Staff Recommendation: Defer to the January, 23, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2014Z-006PR-001 to the January 23, 2014, Planning Commission meeting. (9-0)

16. 2014Z-007PR-001

Map 105-10, Parcel(s) 227
Council District 17 (Sandra Moore)
Staff Reviewer: Duane Cuthbertson

A request to apply a Historic Bed & Breakfast Overlay District for property located within the Woodland-in-Waverly Historic Preservation District at 754 Benton Avenue, approximately 330 feet east of 8th Avenue South (0.34 acres), zoned R6, requested by Gerald and Autumn Andrady, owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Apply Historic Bed and Breakfast Homestay Overlay District.

Historic Landmark Overlay

A request to apply a Historic Bed and Breakfast Homestay Overlay District for property located within the Woodland-in-Waverly Historic Preservation District at 754 Benton Avenue, approximately 330 feet east of 8th Avenue South (0.34 acres).

Existing Zoning

One and Two Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units.*

Proposed Zoning

Historic Bed and Breakfast Homestay Overlay District A Historic Bed and Breakfast Homestay is defined as a building or structure containing three or fewer furnished guest rooms for pay within a private, owner-occupied historically significant structure. Meals may be provided to overnight guests, and the maximum stay for any guest shall be fourteen consecutive days.

CRITICAL PLANNING GOALS

- Preserves Historic Resources

The proposed Historic Bed and Breakfast Homestay Overlay District is intended to preserve and utilize the historic structure on the property.

MIDTOWN – GREENHILLS COMMUNITY PLAN

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

policy.

Detailed Neighborhood Design Policy

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

Consistent with Policy?

Yes. The policy encourages the protection and preservation of historic features. The proposed Historic Bed and Breakfast Homestay Overlay District utilizes and encourages the preservation of the historic structure.

REQUEST DETAILS

A historic bed and breakfast homestay shall meet one or more of the following criteria:

- a. The historic bed and breakfast homestay is associated with an event that has made a significant contribution to local, state or national history;
- b. It is associated with the lives of persons significant in local, state or national history;
- c. 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; or
- d. It is listed or is eligible for listing in the National Register of Historic Places.

In addition to the criteria above, the historic bed and breakfast homestay shall satisfy the following conditions:

- 1. The historic bed and breakfast shall be limited three or fewer furnished guest rooms for pay within a private, owner-occupied historically significant structure.
- 2. Meals may be provided to overnight guest.
- 3. The maximum stay for any guest shall be fourteen consecutive days.
- 4. Exterior work proposed to be done will be subject to design review guidelines adopted by the metropolitan historic zoning commission for determining the architectural compatibility and historical significance of such work. The design review guidelines for neighborhood conservation districts shall apply to historic bed and breakfast homestays. The metropolitan historic zoning commission's approval of work shall be granted in writing as a condition for issuance of a zoning permit.
- 5. Owner-occupied. The owner of the property must reside permanently in the historic home. Where there is more than one owner of the home, or where an estate corporation, limited partnership or similar entity is the owner, a person with controlling interest, or possessing the largest number of outstanding shares owned by any single individual or corporation, shall reside permanently in the historic home. If two or more persons own equal shares that represent the largest ownership, at least one of the persons shall reside permanently in the historic home.
- 6. No more than one off-street parking space shall be provided for each guest room. The commission shall advise on the appropriate location and potential adverse impacts caused by the off-street parking of vehicles, and may recommend fencing, screening and landscaping to buffer and protect surrounding residential properties.
- 7. No signs shall be permitted for advertising. An accessory residential sign, not to exceed the dimensions of one square foot of area, displaying the name and/or address of the owner may be permitted.
- 8. The bulk regulations of the district for a residence shall apply. Overnight guest rooms may be located within historically significant accessory structures.
- 9. The owner shall maintain and make available to the zoning administrator a guest register for each calendar year.
- 10. Meal service shall be restricted to overnight guests only; no cooking facilities shall be permitted in any guest room.
- 11. The metropolitan fire marshal shall approve the structure for safety.

The subject property is located in the Woodland-in-Waverly neighborhood and is included in the Woodland-in-Waverly Historic Preservation district. The neighborhood, including the subject property, is also listed on the National Register of Historic Places. The Metro Historic Zoning Commission (MHZC) has certified that the building on the subject property is historic and contributes to the Preservation overlay district.

The proposed Bed and Breakfast Homestay Overlay zoning district would overlay the existing residential (R6) zoning and historic preservation overlay zoning district.

The existing home is currently under renovation. The applicants have received approval from the Metro Historic Zoning Commission for a two story – three guest-room addition on to the rear of the existing home. The applicants will occupy the existing home and operate the historic bed and breakfast homestay within the proposed addition at the rear of the home.

The applicant will provide three parking spaces for the bed and breakfast on an existing parking area behind the home with access exclusively from the alley; no vehicular access exists or is proposed from Benton Avenue. The applicant proposes to use two existing on-street parking for the residence.

The applicant is not proposing a 'Historic home event' use on the property. Historic home event use of the property is only permitted with a Special Exception. A historic home event use operates at 746 Benton Avenue, the adjoining property to the east.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval of the Historic Bed and Breakfast Homestay Overlay District.

Mr. Cuthbertson presented the staff recommendation of approval.

Autumn and Gerald Andrady, applicant, spoke in favor of the application and stated that this project takes Nashville back to its history.

Pete Horton, 726 Benton, spoke in favor of the application.

Henry Walker, 744 Benton, stated that he had no issues with a Bed & Breakfast as long as a condition could be added that a Special Events Permit would never be granted.

Mr. Andrady stated that he would be in complete agreement with that condition being added.

Mr. Dalton moved and Mr. Ponder seconded the motion to close the Public Hearing. (8-0)

Susan Jones, Legal, clarified that the BZA is the body that would grant a Historic Home Event permit and she strongly discouraged adding this condition to the approval. She noted that this is a private agreement that can exist between the parties without adding it as a condition.

Mr. Clifton noted that the agreement is not for the commission to enforce, but spoke in favor of the Bed & Breakfast.

Councilman Hunt spoke in favor of the Bed & Breakfast.

Mr. Bernhardt noted that this is appropriate to be a Bed & Breakfast and the Council Lady and neighbors can work on the best way to make that happen.

Mr. Adkins moved and Mr. Dalton seconded the motion to approve. (8-0)

Resolution No. RS2014-14

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-007PR-001 is **Approved. (8-0)**”

17. 2014Z-011PR-001

Map 083-13, Parcel(s) 116
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to RS3.75 for property located at 1310 Fatherland Street, approximately 70 feet west of the South 14th Street and located within the Lockeland Springs-East End Neighborhood Conservation Overlay (0.21 Acres), requested by Dale and Associates, applicant; D222, LLC, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from R6 to RS3.75.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Single-Family Residential (RS3.75) for property located at 1310 Fatherland Street, approximately 70 feet west of South 14th Street and located within the Lockeland Springs-East End Neighborhood Conservation Overlay (0.21 acres).

Existing Zoning

R6 District requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.*

Proposed Zoning

RS3.75 District requires a minimum 3,750 square foot lot and is intended for single-family dwellings at a density of 9.87 dwelling units per acre. *RS3.75 would permit a maximum of 2 lots with 2 units total.*

CRITICAL PLANNING GOALS

- Supports Infill Development
- Preserves Historic Resources

The proposed RS3.75 zoning district will support development that is consistent with the character of surrounding development and create opportunities for infill housing. The applicant has also indicated that historic structure at 1310 Fatherland Street will remain.

EAST NASHVILLE COMMUNITY PLAN

Urban Neighborhood General (T4 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 RS3.75 is consistent with the T4 NG policy. The proposed RS3.75 would allow for single-family infill housing. The request does not include a Planned Unit Development overlay or site plan; however any additional units that could be created as a result of an approved zone change would require design review by the Historic Zoning Commission since the subject property is located in the Lockeland Springs-East End Neighborhood Conservation Overlay.

HISTORIC ZONING RECOMMENDATION

- Recommends approval

STORMWATER RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

No traffic table was prepared as the proposed RS3.75 district would not generate any more traffic than what would be generated by the existing R6 district.

SCHOOL BOARD REPORT

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

Projected student generation proposed RS3.75 district: 0 Elementary 0 Middle 0 High

The proposed RS3.75 zoning district would not generate additional students than what is typically generated under the existing R6 zoning district. Students would attend Warner Elementary School, Bailey Middle School, and Stratford High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends approval of the proposed RS3.75 zone change as it is consistent with the T4 NG land use policy.

Approved (9-0), Consent Agenda

Resolution No. RS2014-15

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

18. 2013SP-048-001

HILLWOOD COURT AT NASHVILLE WEST

Map 102-11, Parcel(s) 015-017
 Council District 23 (Emily Evans)
 Staff Reviewer: Jason Swaggart

A request to rezone from R40 and RS40 to SP-MR zoning for properties located at 6809, 6813 and 6817 Charlotte Pike, at the southwest corner of Charlotte Pike and Old Charlotte Pike, (4.04 Acres), to permit up to 64 dwelling units, requested by Dale and Associates, applicant; Jack and Kathleen M. Canady, Charles Melvin and Edwinna Neely and Lola Bryant, William and Smith Hill et al, owners.

Staff Recommendation: Defer to the February 13, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2013SP-048-001 to the February 13, 2014, Planning Commission meeting. (9-0)

J. PLANNING COMMISSION ACTIONS

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

Urban Design Overlays: Final Site Plans

19. 2001UD-002-005

MUSIC ROW UDO (CRESCENT BLUEBIRD)

Map 093-13, Parcel(s) 188-194

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Andrew Collins

A request for a Modification to the Music Row Urban Design Overlay district standards for property located at 1205, 1309, 1211, 1213, 1303, 1305 and 1307 Division Street, within the Arts Center Redevelopment District, fronting Division Street, (2.1 acres), to permit up to 10.75' of additional building height along the Division Street frontage, where 65' at the build-to-line and a 1.5:1 Vertical to Horizontal Height Control Plane is the maximum permitted height.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Modification to the UDO standards to allow for 10.75 feet of additional building height along the Division Street frontage.

Modification

A request for a Modification to the Music Row Urban Design Overlay (UDO) bulk standards for property located at 1205, 1309, 1211, 1213, 1303, 1305 and 1307 Division Street, within the Arts Center Redevelopment District, fronting Division Street, (2.1 acres), to permit up to 10.75' of additional building height along the Division Street frontage, where 65' at the build-to-line and a 1.5:1 Vertical to Horizontal Height Control Plane is the maximum permitted height.

Existing Zoning

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

Music Row UDO Sub-District 3: Support is a sub-district in the Music Row UDO that provides additional design standards for development along Division Street, McGavock Street, Music Circle East, Music Square West, and 17th Avenue South.

CRITICAL PLANNING GOALS

- N/A

GREEN HILLS - MIDTOWN COMMUNITY PLAN – EDGEHILL DNDP

Policy

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

Neighborhood Urban areas are expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development.

Consistent with Policy?

Yes. The additional height of up to 10.75' along the Division St. portion of the mixed-use building does not deviate from the intent of the policy for encouraging vertically mixed-use buildings.

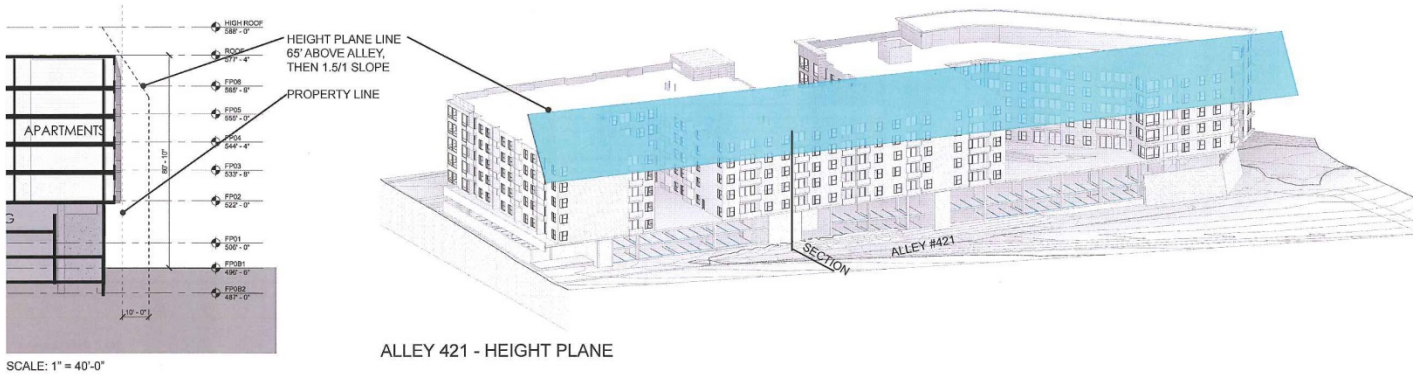
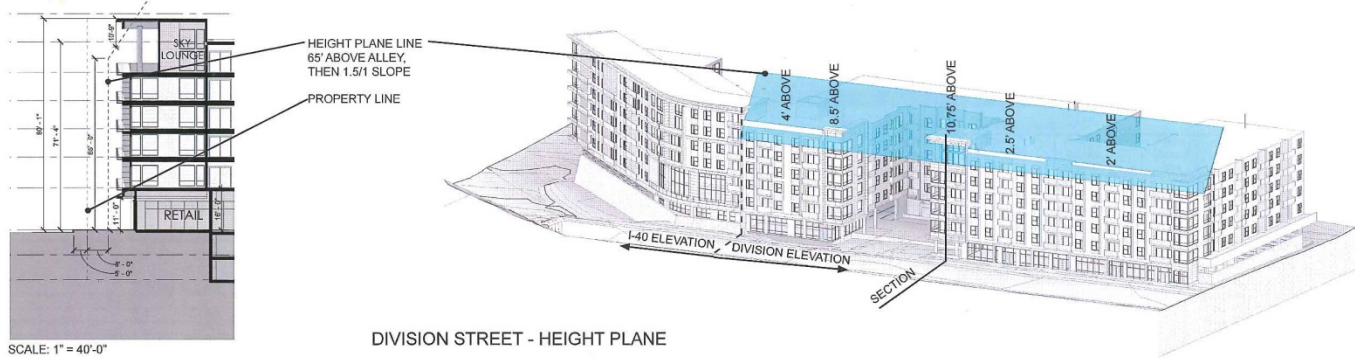
MODIFICATION REQUEST DETAILS

The following modification to the Bulk Standards of the Music Row UDO is being requested by the applicant:

1) Maximum Building Height

Music Row UDO Requirement: 65 ft. at build-to-line, then 1.5 to 1 (V:H) Height Control Plane

Modification Request: Up to 10.75 ft. of additional height along the Division Street frontage as depicted in the graphic below.



ANALYSIS

The Modification request consists of additional height up to 10.75 ft. for the Division Street building façade. The building height would exceed the height control plane up to 10.75', but will be as little as 2' for some parapets as depicted above.

The modification request is considered minor in nature, as an additional 10.75' is less than 20% of the 65' height standard. The additional height is in keeping with the vision of the Music Row UDO for mid-rise development in the Subdistrict 3: Support area. The additional height is also *compatible* with vertically mixed use development as envisioned in the Community Plan, Edgehill Detailed Neighborhood Design Plan (DNDP), and the Mixed Use in Neighborhood Urban policy.

MDHA RECOMMENDATION

The site is located within the Arts Center Redevelopment District. Any development is required to come before the MDHA committee for approval, including the building height.

PUBLIC WORKS RECOMMENDATION

For Modification:

- NA

For any Final Site Plan Stage:

- Submit full construction drawings that comply with MPW standards and MPW Traffic Engineer recommendations
- A TIS has been submitted. Comments are forthcoming.

WATER SERVICES RECOMMENDATION

Approved

1. Applicant will need to complete the availability review process (which includes paying capacity fees), and have any necessary plans approved, prior to Final Site Plan stage.

STORMWATER RECOMMENDATION

NA

STAFF RECOMMENDATION

Staff recommends approval with conditions. The modification request is consistent with the UDO's vision for mid-rise development at this location, and is supported by the vision of the Green Hills- Midtown Community Plan, and the Edgehill DNDP for vertically mixed-use development along Division Street.

CONDITIONS

- 1. The modification decision in no way confers a site plan approval for the project. The applicant must apply for a final site plan approval, submitting the required application and all required drawings, for review through the development review process with all pertinent agencies. This is not a site plan approval.
- 2. Any development must have MDHA committee approval prior to a final site plan approval being granted.

Approved with conditions (9-0), Consent Agenda

Resolution No. RS2014-16

"BE IT RESOLVED by The Metropolitan Planning Commission that 2001UD-002-005 is **Approved with conditions. (9-0)**

CONDITIONS

- 1. **The modification decision in no way confers a site plan approval for the project. The applicant must apply for a final site plan approval, submitting the required application and all required drawings, for review through the development review process with all pertinent agencies. This is not a site plan approval.**
- 2. **Any development must have MDHA committee approval prior to a final site plan approval being granted.**

Planned Unit Developments: Final Site Plans

20. 46-83P-002

METROPOLITAN AIRPORT CENTER (RACEWAY)

Map 108-01, Parcel(s) 063
Council District 15 (Phil Claiborne)
Staff Reviewer: Carrie Logan

A request to revise the preliminary plan and for final site plan approval for a portion of the Metropolitan Airport Center Commercial Planned Unit Development Overlay District on property located at 577 Donelson Pike, approximately 730 feet south of Royal Parkway, zoned CS (0.72 acres), to permit the construction of a 2,822 square foot automobile convenience facility, requested by LeCraw Engineering, Inc., applicant; Racetrac Petroleum, Inc., owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

PUD revision and final site plan for automobile convenience use.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of the Metropolitan Airport Center Commercial Planned Unit Development Overlay District on property located at 577 Donelson Pike, approximately 730 feet south of Royal Parkway, zoned CS (0.72 acres), to permit the construction of a 2,822 square foot automobile convenience facility.

Existing Zoning

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

PLAN DETAILS

This is a request to revise the preliminary plan and for final site plan approval for parcel 063 of the Metropolitan Airport Center Planned Unit Development. The development is located on Donelson Pike, just north of the I-40 interchange and the airport. The site currently is being used for automobile convenience (Raceway gas station). This use is consistent with the last Council approved plan. The proposal would renovate the pump station area, and relocate and enlarge the auto convenience building, from 945 sf to 2,822 sf. This is within the 3,180 sf approved for this site on the last amended PUD plan in 2002 (BL2002-1113). As this plan does not increase square footage from what was last approved by Council, it is considered a revision and will not require Council approval.

Accordingly, this request is being considered as a revision (minor modification) and does not require Council approval. Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, provided below for review.

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

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
 - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
 - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
 - h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
 - i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
 - m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

ANALYSIS

Staff recommends approval with conditions of the request because it is generally consistent with the last Council approved plan. The plan provides the additional parking required for the additional square footage of the building. It provides adequate plantings to meet the required Tree Density Unit calculations. It also provides landscaping along Donelson Pike, as well as a pedestrian connection from the site to the existing sidewalk.

STORMWATER RECOMMENDATION

- Minor revisions to Water Quality Unit piping still required

WATER SERVICES RECOMMENDATION

Returned for corrections. Applicant must revise this submission to match the approved construction plans.

PUBLIC WORKS RECOMMENDATION

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Driveway connection to Donelson Pk to be per MPW standard ST-325. Remove indication to TDOT ramps, ADA compliant ramps are on the ST-325 detail.

STAFF RECOMMENDATION

Staff recommends deferral to the January 23, 2014, Planning Commission meeting without approval from Water Services. If Water Services approves the plans prior to the meeting, staff recommends approval with conditions since the preliminary and final site plans are generally consistent with the preliminary plan last approved by Council.

CONDITIONS (If approved)

- 1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
- 2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
- 3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
- 4. 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.
- 3. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
- 4. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.
- 5. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

Approved with conditions (9-0), Consent Agenda

Resolution No. RS2014-17

"BE IT RESOLVED by The Metropolitan Planning Commission that 46-83P-002 is **Approved with conditions. (9-0)**

Subdivision: Concept Plans

21. 2014S-002-001

CULBERTSON VIEW

Map 181, Parcel(s) 201-202
Council District 31 (Fabian Bedne)
Staff Reviewer: Melissa Sajid

A request for concept plan approval to create 23 clustered lots on properties located at 6198 Culbertson Road and Tapoco Lane (unnumbered), approximately 2,000 feet east of Nolensville Pike, zoned RS10 and partially located within the Floodplain Overlay District (6.7 acres), requested by SAF Properties, owner; Anderson, Delk, Epps & Associates, Inc., applicant.

Staff Recommendation: Approve with conditions, including a condition to add a greenway conservation easement as required by Metro Parks and the Subdivision Regulations with development plan and final plat approval.

APPLICANT REQUEST

Create 23 clustered single-family lots.

Concept Plan

A request for concept plan approval to create 23 clustered lots on properties located at 6198 Culbertson Road and Tapoco Lane (unnumbered), approximately 2,000 feet east of Nolensville Pike, zoned Single-Family Residential (RS10) and partially located within the Floodplain Overlay District (6.7 acres).

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 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 24 lots with a Cluster Lot subdivision or 29 lots with a regular subdivision.*

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

This request is to subdivide an existing property into 23 clustered single-family residential lots. The property is located to the east of Culbertson Road and Mill Creek and to the north of the Autumn Oaks PUD. The lot is currently vacant.

Site Plan

The proposed plan calls for 23 new single-family residential lots with a density of 3.4 dwelling units per acre. The maximum number of lots that could be created for the cluster option is 24. The cluster option, however, will allow the lots to be shifted eastward to avoid natural site constraints and create open space. While the property is zoned RS10, the cluster lot option allows the lots to be reduced to RS5 standards. Therefore, the lots can incorporate characteristics of RS5 zoning such as the minimum lot size of 5,000 square feet, as well as the bulk standards (setbacks, height, etc.) that apply to RS5.

ANALYSIS

With the cluster lot option, the proposed lots are shifted to the east to avoid site constraints including steep slopes, floodplain and required floodway buffers. Only two lots have been identified as meeting the criteria for critical lots based on the topography of the site. The plan proposes significant open space (35.5% of the site vs. 15% minimum requirement). Recreational facilities are not required as the number of lots created is less than 25; however, the applicant has proposed an access easement just north of Lot 14 that connects the development to the future greenway connection at Culbertson Road.

Access to the site is primarily through Tapoco Lane which will be extended westward and intersect Oakfield Way. Street connection to Oakfield Way and the Autumn Oaks PUD to the south is proposed as that portion of the Autumn Oaks PUD develops. Sidewalks will be continued along Tapoco Lane and Oakfield Way. The proposal meets all standards of the Subdivision Regulations and the Zoning Code.

FIRE MARSHAL RECOMMENDATION

- Approved

STORMWATER RECOMMENDATION

- Approved

PUBLIC WORKS RECOMMENDATION

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Construct all of Oakfield Way in 1 phase and use Oakfield way construction as a temporary "hammer head" turn around.

WATER SERVICES RECOMMENDATION

- Approved as a Concept Plan only. The required capacity fees must be paid prior to Final Plat stage. Water and sewer construction plans must also be approved prior to final plat stage.

STAFF RECOMMENDATION

Staff recommends approval with conditions as the concept plan is consistent with the Subdivision Regulations and the Zoning Code Requirements.

CONDITIONS

1. All of Oakfield Way must be constructed in Phase 1, and Oakfield Way must be used as a temporary "hammer head" turnaround.

Approved with conditions, including a condition to add a greenway conservation easement as required by Metro Parks and the Subdivision Regulations with development plan and final plat approval (9-0), Consent Agenda

Resolution No. RS2014-18

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-002-001 is **Approved with conditions, including a condition to add a greenway conservation easement as required by Metro Parks and the Subdivision Regulations with development plan and final plat approval. (9-0)**

CONDITIONS

1. All of Oakfield Way must be constructed in Phase 1, and Oakfield Way must be used as a temporary "hammer head" turnaround.

K. OTHER BUSINESS

22. Exclusion of, including parent companies and subsidiaries of, American Safety Casualty Insurance Company, American Southern Insurance Company, Bond Safeguard Insurance Company, and Lexon Insurance Company from providing surety bonds for one year pursuant to Section 6-1.2.d of the Metro Subdivision Regulations.

Resolution No. RS2014-19

"BE IT RESOLVED by The Metropolitan Planning Commission that the Exclusion of, including parent companies and subsidiaries of, American Safety Casualty Insurance Company, American Southern Insurance Company, Bond Safeguard Insurance Company, and Lexon Insurance Company from providing surety bonds for one year pursuant to Section 6-1.2.d of the Metro Subdivision Regulations is **Approved. (9-0)**

23. Historic Zoning Commission Report
24. Board of Parks and Recreation Report
25. Executive Committee Report
26. Executive Director Report
27. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

January 15, 2014

American Planning Association web-based seminar – Administering Zoning Codes

3pm to 4:30pm, 800 Second Ave. South, 2nd Floor, Metro Office Building, Nashville Conference Room

January 23, 2014

MPC Meeting

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

February 13, 2014

MPC Meeting

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

M. ADJOURNMENT

Chairman

Secretary



METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY
Planning Department
Metro Office Building, 2nd Floor

Date: January 9, 2014

To: Metropolitan Nashville-Davidson County Planning Commissioners

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

Re: Executive Director's Report

The following items are provided for your information.

A. Employee News

1. We are looking for the following:
 - a. 2 – Planner 2 positions in the Land Development Division.
 - b. Planner 3 for the Design Studio and would like someone with an architectural and urban design background.

B. Communications

C. Community Planning

1. **Green Hills Area Transportation Plan – Monday, January 13** - The Steering/Resource Team will meet at 10:30 am at the Green Hills Public Library, 3701 Benham Avenue; Planning Commission members welcome and encouraged to attend.
2. **North Nashville Plan Amendment and Zone Change Community Meeting – Monday, January 13** - Hadley Park Community Center Multipurpose Room 6-8 PM – Discussing the property at 26th Avenue N and Torbett Street.
3. **West Nashville Plan Amendment and Zone Change Community Meeting – Thursday, January 30** – Richland Park Library 6-7 pm – Discussing the property at 51st and Delaware Avenue
4. **AMP Meetings**
 - **East Nashville**
 - Monday, January 13, 5:30 p.m., East Park Community Center theater, 600 Woodland Street, 37206
 - **Downtown**
 - Tuesday, January 14, 5:00 p.m., Nashville Downtown Partnership, 150 4th Ave., N., Ste. G-150, 37219
 - **Midtown**
 - Wednesday, January 15, 5:30 p.m., Metropolitan Board of Parks and Recreation, large conference room, 2565 Park Plaza (near Centennial Park)

- **West Nashville**

- Thursday, January 16, will now be held in the West End Middle School, 3529 West End Avenue, at 5:30 p.m.

D. Land Development

E. GIS

F. Executive Director Presentations

G. NashvilleNext

1. **Guiding Principles** – They have been vetted and in final Draft Stage. They will form the basis for next stages.

DRAFT - The Guiding Principles are written from the perspective of Nashvillians in 2040, assessing Nashville based on the actions taken to implement NashvilleNext.

Be Nashville

- Nashville is strong because we lift one another up and help people help themselves.
- We are strong because of our culture of creativity, respect for history, and optimism for the future.
- We are strong because of our welcoming culture that represents the best of Southern hospitality and celebrates Nashville's multiculturalism.

Expand Accessibility

- Nashville is accessible, allowing *all* Nashvillians to come together to work, to play, to learn, and to create community, regardless of background or ability.
- Nashville's accessibility extends to transportation, employment and educational opportunities, online capabilities, civic representation, access to nature and recreation and government services.
- In Nashville, we are all able to participate and contribute to community decision-making and the future of our community.

Create Opportunity

- Nashville's economy is diverse, dynamic and open. It benefits from our culture of arts, creativity and entrepreneurialism.
- Our strong workforce and high quality of life make Nashville's economy nationally and internationally competitive.
- Nashville's success is based on promoting opportunities for individual growth and success, for small and local businesses and entrepreneurs.
- To provide a foundation for future growth and prosperity, Nashville meets its infrastructure needs in an environmentally responsible way.

Foster Strong Neighborhoods

- Neighborhoods are the building blocks of our community: they are where we live, work, shop and gather as a community.
- Our neighborhoods are healthy, safe, affordable and connected – with vibrant parks, welcoming libraries, accessible shopping and employment, valued and protected natural features and strong schools.
- Our diverse neighborhoods give our community character and grow with us as we move into the future.

Advance Education

- Nashville recognizes that education is a lifelong endeavor; it is how we prepare our children for tomorrow's challenges, and how we keep our residents ready to successfully participate in the workforce and civic life.
- Community investment is key to Nashville's success in K-12 education. Neighborhoods, businesses, institutions, non-profits, families, individuals and Metro work to ensure access to opportunity for all children through child care and school choices, transportation options, and engaging Nashvillians in supporting children and families.
- Life-long learning also benefits from the community's investment in continuing education, retraining opportunities and literacy.
- Nashville's excellent colleges and universities are community assets that educate our youth and adults, are a tremendous resource for the community and add to the community's prestige.

Champion the Environment

- Nashville is blessed with natural environments of breath-taking beauty, exceptional parks and greenways, abundant water and agricultural land that supports local food production.
- The natural landscapes of Nashville – from the Cumberland River to the steep slopes in the west and the lush tree canopy – are part of our identity. They are protected because they contribute to our health and quality of life and provide a competitive advantage to Nashville.
- Nashville enables sustainable living through transportation options, housing choices, economic and social diversity and thoughtful design of sustainable buildings and infrastructure.

Ensure Equity for All

- Nashville is stronger because it values diversity in all its forms.
- All Nashvillians, regardless of age, race, ethnicity, ability, income, gender, sexual orientation, where you were born or where you live, are welcome and their voices are valued.
- Ensuring equity has been and continues to be central to Nashville's culture. As Nashville changes, we remain committed to equity and inclusion.
- We are vigilant in protecting human rights for all to provide for inclusive civic life.
- Nashville ensures that all communities are engaged in decision making and share in the city's growth, prosperity and quality of life.

2. NashvilleNext Overall Schedule

- a. Mapping Future Growth and Preservation (Currently - Spring 2014)
 - i. Community Engagement on Growth Mapping
 - ii. Scenario Development
 - iii. Initial Policy Option Development

- b. Making Policy Decisions (Spring/Fall 2014)
 - i. Community Engagement on Scenario Options
 - ii. Resource Teams and Steering Committee develop policy options
 - iii. Community engagement on policy options
- c. Creating and Adopting the Plan (Fall 2014/Summer 2015)
 - i. Community Vision
 - ii. Policies and Actions
 - iii. Planning Commission Adoption

3. Resource Teams:

- a. Resource Team progress in identifying Driving forces for each plan element

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

4. NashvilleNext presence:

- a. **Upcoming: None Scheduled**

H. NashvilleNext Special Studies

- 1. **Gentrification Analysis and Recommendations** – Work has begun with Dr. James C. Fraser and Dr. Doug Perkins of Vanderbilt University on issues and recommendations related to gentrification in Nashville. The recommendations will be considered in the NashvilleNext policy and action phase.
- 2. **Suburban Retrofit** – In conjunction with the National Association of Realtors will provide real life retrofit examples to make suburban areas more sustainable. The study has begun with field visits in February, 2014. Study situations include:
 - a. Bellevue – the south side of Highway 70S, across from the Bellevue Mall.

- i. Make a There There: Overly deep retail parcel that has been subdivided and layered without parcels into a sprawling mess with fronts facing backs, no sense of place, reduced visibility, and likely run-off issues/Install an urban framework that enables parcels to be reinhabited and redeveloped with a sense of place that restores the social capital lost from the dead mall, connect to the green space, connect to the neighborhood.
- b. Bellevue – the “civic center” at Bellevue Middle School, the new library and Red Caboose Park.
 - i. Make a There There: Although adjacent to one another, the public facilities do not relate to each other spatially or invite synergistic sharing of parking or other facilities/create a civic center that is greater than the sum of its parts.
- c. Bordeaux – the Kroger on Clarksville Pike at West Hamilton Avenue:
 - i. Expand Affordability and Livability? Dead big box: failed/failing retail in a declining neighborhood/possible exploration of missing middle housing types, community-serving uses, linkage of affordable housing to affordable transportation?
- d. Antioch – The Crossings extension to Cane Ridge High School:
 - i. Driving Change on Corridors: Establishing a new Corridor? New Infill and Connectivity? Create a place from an employment center and older suburban independent mixed uses.
- e. South Nashville – the abandoned Kmart at Harding Place and Nolensville Road:
 - i. Driving Change on Corridors - Intersection quadrant: auto-oriented retail surrounding intersection, but disconnected from each other and from adjacent neighborhoods/new urban framework to improve connectivity around the intersection and into the neighborhoods
- f. South Nashville – the abandoned Lowe’s on Nolensville at Cotton Lane:
 - i. Driving Change on Corridors – dead big box: deep retail parcels with limited visibility/urban framework to increase connectivity and establish better transitions from the residential areas to the corridor.
- g. Old Hickory Village – the town center (This is an old factory town, project boundaries could be expanded further.)
 - i. Make a There There: underperforming town center/ catalysts for revitalization
- h. North Nashville – West Trinity Lane at I-65
 - i. Highway adjacent commercial/industrial: ad hoc uses, odd shaped lots with little relationship to adjacent corridors or neighborhoods/urban framework to support better connectivity and transitions.
- i. Wedgewood Area - I-65 –properties east of I-65, and bordered by the RR tracks, from the Adventure Science Center south to the Craighead St. area.
 - i. Highway Adjacent Commercial/industrial: isolated wedge of diverse but disconnected uses/transitions from highway to neighborhoods
- j. The Nations - Centennial Blvd. and 51st Ave., industrial/warehousing properties.
 - i. Border Vacuum: underused industrial properties blighting abutting residential neighborhood/catalysts for reinhabitation, connection to waterfront ?
- k. Nashville State Community College – The school property on White Bridge Pike.
 - i. Make a There There: suburban campus w vast parking lots/urban framework for growth into a more walkable, urban, mixed-use campus? Also consider a complete redevelopment!

- I. Woodbine Commercial Corridor –Nolensville Pike “Main St.” area abutting the Woodbine residential neighborhood, and industrial property along RR
 - i. Make a There There: Main Street that's missing teeth/urban infill, possible introduction of "missing middle" housing types, identify catalysts for redevelopment
- m. If teams are available:
 - i. Churches (large and small) - several locations and scales (also abandoned, in-use, re-purposed) examples Charlotte Ave, and White Bridge Pike area.\
 - 1. Total redevelopment
 - 2. Diversification by adding additional uses inc housing, social services, etc
 - ii. Bellevue – Commercial frontage serving off highway multi-family pockets - several locations and scales
 - iii. mall retrofit

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

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

- I. **Planning Commission Workshops** (all include 1.5 hours Planning Commissioners Training credits)
 - 1. **Thursday, January 23, 2013** – [MPC Workshop – Retrofitting Suburbia and Suburbanization of Poverty and Legislative Issues](#); 2:00 pm, 800 Second Ave. South, Metro Office Building, Nashville Room
 - 2. **Thursday, March 27, 2013** – [MPC Workshop – Nashville Next Scenario Review](#) 2:00 pm, 800 Second Ave. South, Metro Office Building, Nashville Room

- J. **APA Training Opportunities**
 - 1. Scheduled APA Webinars
 - 2. Nashville Room, 2nd floor MOB.
 - 3. All are scheduled from 3:00 – 4:30 pm
 - 4. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording)
January 15, 2014	Administering Zoning Codes
March 12, 2014	Using Subdivision Regulations in the 21st Century
May 14, 2014	Jane Jacob's Legacy and New Urbanism
June 4, 2014	Introducing New Density to the Neighborhood
June 25, 2014	2014 Planning Law Review

Administrative Approvals

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been approved on behalf of the Planning Commission from 12/6/2013 through 1/3/2014.

APPROVALS	# of Applications
Specific Plans	2
PUDs	1
UDOs	1
Subdivisions	17
Mandatory Referrals	4
Grand Total	25

Specific Plans (finals only)						
Date Submitted	Date Approved	Administrative Action	Case #	Project Name	Project Caption	Council District # (CM Name)
10/31/2013	12/23/2013	APADMIN	2009SP-031-004	BURKITT VILLAGE (FINAL: PHASE 1, SECTION 2)	A request for final site plan approval for a portion of the Burkitt Village Specific Plan District for a portion of property located at 6887 Burkitt Road, approximately 6,250 feet east of Nolensville Pike (9.709 acres), zoned SP, to permit 38 single-family lots, requested by Anderson, Delk, Epps and Associates, Inc., applicant; Y & H Partnership, G.P., owner.	31 (Fabian Bedne)

11/26/2013	12/31/2013	APADMIN	2012SP-010-002	2849 LOGAN STREET (FINAL)	A request for final site plan approval for property located at 2849 Logan Street, approximately 505 feet north of Thompson Lane, zoned SP-A (0.31 acres), to permit the development of automobile repair and automobile service facility, requested by Azimtech Engineering, applicant for Fahmy W. Ateya, owner.	
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Planned Unit Developments (finals and variances only)

Date Submitted	Date Approved	Administrative Action	Case #	Project Name	Project Caption	Council District # (CM Name)
4/4/2013	12/12/2013	APADMIN	97P-027-002	WOODBURY, PH 2	A request for final approval for a portion of the Woodbury Residential Planned Unit Development Overlay District on property located at Woodbury Falls Drive (unnumbered), approximately 460 feet west of Old Hickory Boulevard (7.96 acres), zoned R15, to permit 19 single-family lots, requested by Dewaal & Associates, applicant, Greater Middle Tennessee Development Partnership, owner.	22 (Sheri Weiner)

Subdivisions

Date Submitted	Date Approved	Administrative Action	Case #	Project Name	Project Caption	Council District # (CM Name)
10/2/2013	12/18/2013	APADMIN	2013S-190-001	GLENROSE, RESUB LOT 42	A request for final plat approval to create two lots on property located at 87 Oriel Avenue, approximately 625 feet south of Glenrose Avenue, zoned RS10 (0.65 acres), requested by Barry and William Brewer, owners; Tommy Walker, applicant.	16 (Tony Tenpenny)
10/24/2013	12/18/2013	APADMIN	2013S-206-001	SUNSET PARK, RESUB LOT 51	A request for final plat approval to create two lots on property located at 2519 Ashwood Avenue, approximately 830 feet east of Natchez Trace, zoned RS7.5 (0.36 acres), requested by Ronald Kimbro, owner; Charlie Moseley, applicant.	18 (Burkley Allen)
10/31/2013	12/18/2013	APADMIN	2013S-213-001	SUNSET PARK, RESUB LOT 75	A request for final plat approval to create two lots on property located at 2530 Ashwood Avenue, approximately 500 feet east of Natchez Trace, zoned RS7.5 (0.36 acres), requested by LVH, LLC, owner; HFR Design, applicant.	18 (Burkley Allen)
6/5/2013	12/20/2013	APADMIN	2013S-103-001	SKYLINE, RESUB LOT 3	A request for final plat approval to create two lots on property located at 4020 Brick Church Pike, at the northwest corner of Brick Church Pike and Finland Drive, zoned RS20 (1.2 acres), requested by Shane Barry, owner; Tommy E. Walker, applicant.	03 (Walter Hunt)

10/10/2013	12/20/2013	APADMIN	2013S-201-001	SPACE PARK	A request for final plat approval to create one lot on a portion of property located at 3300 Ambrose Avenue, approximately 500 feet east of Ellington Parkway, zoned IR (0.77 acres), requested by Utah State Retirement Investment Fund, owner; Volunteer Land Surveying Services, applicant.	05 (Scott Davis); 08 (Karen Bennett)
10/3/2013	12/20/2013	APADMIN	2013S-003-003	BELL ESTATES	A request for final plat approval to create five lots on properties located at 3721 and 3731 Woodmont Boulevard, at the southeast corner of Woodmont Boulevard and Estes Road, zoned R20 (3.35 acres), requested by Land Development.com, Inc., owner; James Terry & Associates, applicant.	25 (Sean McGuire)
10/31/2013	12/20/2013	APADMIN	2013S-220-001	BURKITT PLACE, PH. 2K, SEC. 2	A request for final plat approval to create 13 lots within the Burkitt Place Residential PUD Overlay District on a portion of property located at Ivymount Lane (unnumbered), south of Macauley Lane, zoned RS10 (3.76 Acres), requested by Crawford and Cummings, P.C., applicant; NW Burkitt, LLC, owner.	31 (Fabian Bedne)
10/31/2013	12/20/2013	APADMIN	2013S-217-001	PARK PRESEVE PH. 1C	A request for final plat approval to create 12 lots within the Park Preserve Residential Planned Unit Development Overlay District on a portion of property located at 3028 Gwynnwood Drive, east of Whites Creek Pike and south of Revels Drive, zoned RM9 (2.05 Acres), requested by Ragan, Smith Associates, Inc., applicant; Habitat for Humanity of Greater Nashville, owner.	02 (Frank R. Harrison)
12/4/2013	12/20/2013	APADMIN	2014S-005A-001	SYCAMORE GLEN, LOT 3, AMENDMENT	A request to amend the recorded plat for property located at 7747 Indian Springs Drive to modify the building envelope by removing the recorded 40' side setback and applying the 15' side yard setback as required by the Metro Zoning Code and removing the 30' public utility and drainage easement (6' pedestrian access easement to be retained for access to common area) along the western property line, (3.21 acres), zoned R40, requested by Tune, Entrekin & White, PC, applicant; Elizabeth James, owner.	22 (Sheri Weiner)
10/25/2013	12/23/2013	APADMIN	2013S-208-001	BELLEVUE LIBRARY	A request for final plat approval to create one lot on a portion of property located at 655 Colice Jeanne Road, on the north side of Baugh Road, zoned R15 (4.0 acres), requested by Metro Government, owner; Thornton & Associates, Inc., applicant.	22 (Sheri Weiner)
8/28/2013	12/27/2013	APADMIN	2013S-166-001	SUGAR VALLEY PLACE, SEC 1	A request for final plat approval to create 13 lots and an open space within the Sugar Valley Place Specific Plan District on a portion of property located at Nolensville Pike (unnumbered), on the south side of Sunnywood Drive and partially within the Floodplain Overlay District (5.987 acres), zoned SP, requested by SAF Properties, owner; Anderson, Delk, Epps & Associates Inc., applicant.	31 (Fabian Bedne)

10/2/2013	12/27/2013	APADMIN	2013S-192-001	TULIP GROVE POINTE, SEC 3	A request for final plat approval to create 28 lots on a portion of properties located at Tulip Grove Road (unnumbered), at the current terminus of Windmill Trail, zoned RS7.5 (8.513 acres), requested by Universal Builders, LLC, owner; Anderson, Delk, Epps & Associates, Inc., applicant.	12 (Steve Glover)
11/5/2013	12/27/2013	APADMIN	2013S-222-001	GEORGE P. DALE, 3RD REVISION, LOTS 1 & 2	A request for final plat approval to shift lot lines between properties located at 909 and 915 Reeves Road, approximately 590 feet east of Antioch Pike, zoned R8 and partially located within the Floodplain Overlay District (5.14 acres), requested by Chapdelaine & Associates, applicant; Richard, Rachel and Patricia Sapp, owners.	28 (Duane Dominy)
11/20/2013	12/27/2013	APADMIN	2013S-232-001	WEST NASHVILLE, RESUB LOTS 802-808, BLK 143	A request for final plat approval to shift lot lines between properties located at 4901 and 4903 Tennessee Avenue, at the southwest corner of Tennessee Avenue and 49th Avenue North, zoned R6 (0.37 acres), requested by Donlon Land Surveying, LLC, applicant; Mad Remodeling, Repair & Cleaning, Inc., and Grace Free Will Baptist Church, owners.	20 (Buddy Baker)
10/14/2013	12/27/2013	APADMIN	2013S-156-002	LAKESHORE DRIVE (DEVELOPMENT PLAN)	A request for development plan approval to create six lots on property located at 3225 Lakeshore Drive, approximately 1,700 feet east of Old Hickory Boulevard, zoned RS20 (6.19 acres), requested by Civil Site Design Group, applicant; J. Michael and Pamela Lynch, owners.	11 (Darren Jernigan)
9/10/2013	12/31/2013	APADMIN	2013S-039-002	HYDE PARK, SEC 1, RESUB LOT 1	A request for final plat approval to create two lots on property located at Hydes Ferry Road (unnumbered), opposite Hornbuckle Lane, zoned IWD (4.7 acres), requested by Lance Hornbuckle, owner; Brackman Land Surveying, applicant.	02 (Frank R. Harrison)

Mandatory Referrals

Date Submitted	Date Approved	Administrative Action	Case #	Project Name	Project Caption	Council District # (CM Name)
12/2/2013	12/10/2013	APADMIN	2013M-059ES-001	2000 GALBRAITH DRIVE	A request to abandon an approximately 18 foot by 260 foot easement (no utilities located within these easement rights) on property located at 2000 Galbraith Drive that was previously retained via Council Ordinance O86-1491, requested by Metro Water Services, applicant; Michael Mondelli et ux, owners.	25 (Sean McGuire)

12/2/2013	12/10/2013	APADMIN	2013M-045PR-001	GULCH PEDESTRIAN BRIDGE	A request to acquire right-of-way, permanent easements and/or temporary construction easements on 209 10th Avenue South, 320 11th Avenue South, 1011 Demonbreun Street, 821 Palmer Place, and Pine Street (unnumbered), requested by the Metro Public Works Department, applicant.	19 (Erica S. Gilmore)
12/3/2013	12/11/2013	APADMIN	2013M-046PR-001	NASHVILLE UNION STATION HOTEL GROUND LEASE AMENDMENT	A request to approve the first amendment to the amended ground lease between the Metropolitan Government of Nashville and Davidson County, acting by and through its authorized representative, the Metropolitan Development and Housing Agency ("Metro"), and Nashville Union Station Hotel, LLC, a Delaware limited liability company ("the Lessee"), requested by the Metro Finance Department and the Metropolitan Development and Housing Agency, applicants.	19 (Erica S. Gilmore)
12/16/2013	12/26/2013	APADMIN	2013M-060ES-001	TULIP GROVE ROAD IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Tulip Grove Road Stormwater Improvement Project on properties located at 906 and 910 Tulip Grove Road and Tulip Grove Road (unnumbered), (Project 14-SWC-092), requested by Metro Water Services, applicant; various property owners.	12 (Steve Glover)

PERFORMANCE BONDS: ADMINISTRATIVE APPROVALS

12/6/2013 through 1/3/2014

Date Approved	Administrative Action	Bond #	Project Name
12/11/13	Approved Extension	2007B-028-004	CAMBRIDGE FOREST, PHASE 6
12/11/13	Approved Extension	2006B-081-004	CAMBRIDGE FOREST, SECTION 10
12/12/13	Approved Extension	2006B-035-006	ENCHANTED HILLS, ADDITION 1
12/9/13	Approved New	2013B-030-001	BURKITT SPRINGS, PHASE 1
12/12/13	Approved Extension/Reduction	2011B-023-003	THE GROVE AT CANE RIDGE, PHASE 1
12/12/13	Approved Extension	2009B-010-007	SHOPPES AT NASHBORO, RESUB. LOT 1
12/20/13	Approved Extension/Reduction	2012B-019-002	PARK 25
12/30/13	Approved Extension	2006B-096-007	CHATEAU VALLEY, PHASE 4
12/10/13	Approved Release	2008B-033-008	COBBLESTONE CREEK, PHASE 3
12/13/13	Approved Release	2010B-014-006	PARKS AT PRIEST LAKE, SECTION 2
12/17/13	Approved Release	2008B-012-007	BRIDGEWATER, PHASE 2, SECTION B
1/2/14	No Bond Required	2013B-028-001	SHELBY VILLAGE NO. 1, RESUB LOTS 10 & 11

Calendar of Events

- A. **Thursday, January 23, 2013** – [MPC Workshop – Retrofitting Suburbia and Suburbanization of Poverty and Legislative Issues](#); 2pm, 800 Second Ave. South, Metro Office Building, Nashville Room
- B. **Thursday, January 23, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, February 13, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, February 27, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, March 13, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, March 27, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, March 27, 2013** – [MPC Workshop – NashvilleNext Scenario Review](#); (tentative) 2pm, 800 Second Ave. South, Metro Office Building, Nashville Room
- H. **Thursday, April 10, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, April 24, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Thursday, May 8, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Thursday, May 22, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, June 12, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Thursday, June 26, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. **Thursday, July 24, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. **Thursday, August 14, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- P. **Thursday, August 28, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Q. **Thursday, September 11, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- R. **Thursday, September 25, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- S. **Thursday, October 9, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- T. **Thursday, October 23, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- U. **Thursday, November 13, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

- V. Thursday, December 11, 2014 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- W. Thursday, January 8, 2015 - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**