

# Metropolitan Planning Commission



## Staff Reports

**January 9, 2014**



## Metro Planning Commission Meeting of 01/09/2014

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



## **PREVIOUSLY DEFERRED ITEMS**

- **Subdivision (Regulations Amendment)**
- **Planned Unit Developments**



**Metro Planning Commission Meeting of 01/09/2014**

**NO SKETCH**





<b>Project No.</b>	<b>Subdivision 2013S-002R-001</b>
<b>Project Name</b>	<b>Subdivision Regulations Amendments</b>
<b>Council District</b>	Countywide
<b>School District</b>	Countywide
<b>Requested by</b>	Metro Planning Department
<b>Deferral</b>	Deferred from the December 12, 2013, Planning Commission meeting

<b>Staff Reviewer</b>	Logan
<b>Staff Recommendation</b>	<i>Approve with housekeeping amendments becoming effective January 10, 2014, and Section 3-5, Infill Subdivisions becoming effective for applications submitted after the noon filing deadline on December 12, 2013.</i>

*Note: At the time of the report mailout, staff is still considering minor changes in wording to address issues relating to clarity and to address the Historic Zoning Commission comments listed in this report. It is anticipated that a Final Draft of the proposed Subdivision Regulations can be posted on the Planning Department Website and mailed to the Commissioners by the end of the day on Tuesday, January 7<sup>th</sup>.*

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<b>APPLICANT REQUEST</b>	<b>Amend the Subdivision Regulations</b>
<b>Amendment</b>	<b>A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on December 12, 2013.</b>

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**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."

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**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.



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### 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.

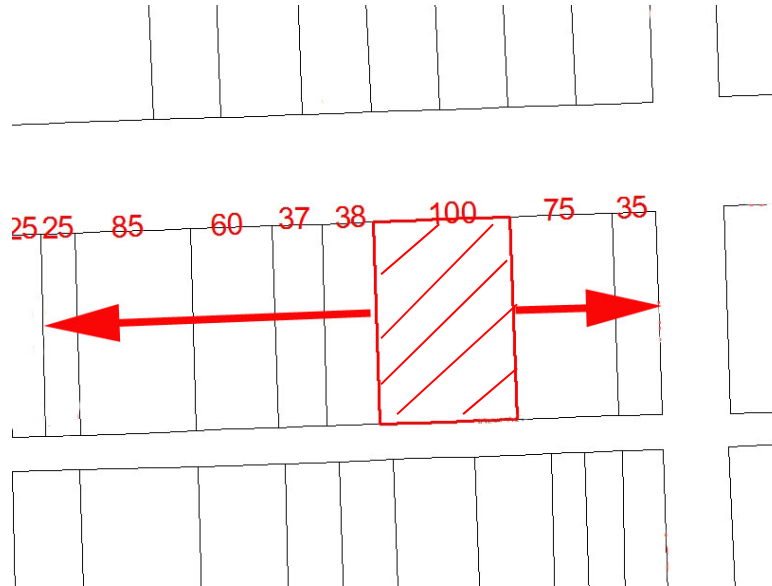
Staff recommends that Section 3-5, Infill Subdivisions become effective for applications submitted after the noon filing deadline on December 12, 2013.

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).



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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.

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### 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 ~~Comparability~~: 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:**



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- 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 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.
- d. 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, only the block face to which the proposed lots are to be oriented 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).



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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. 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.~~ **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.

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### 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



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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



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- NRE
- WOC
- Designated Historic Properties

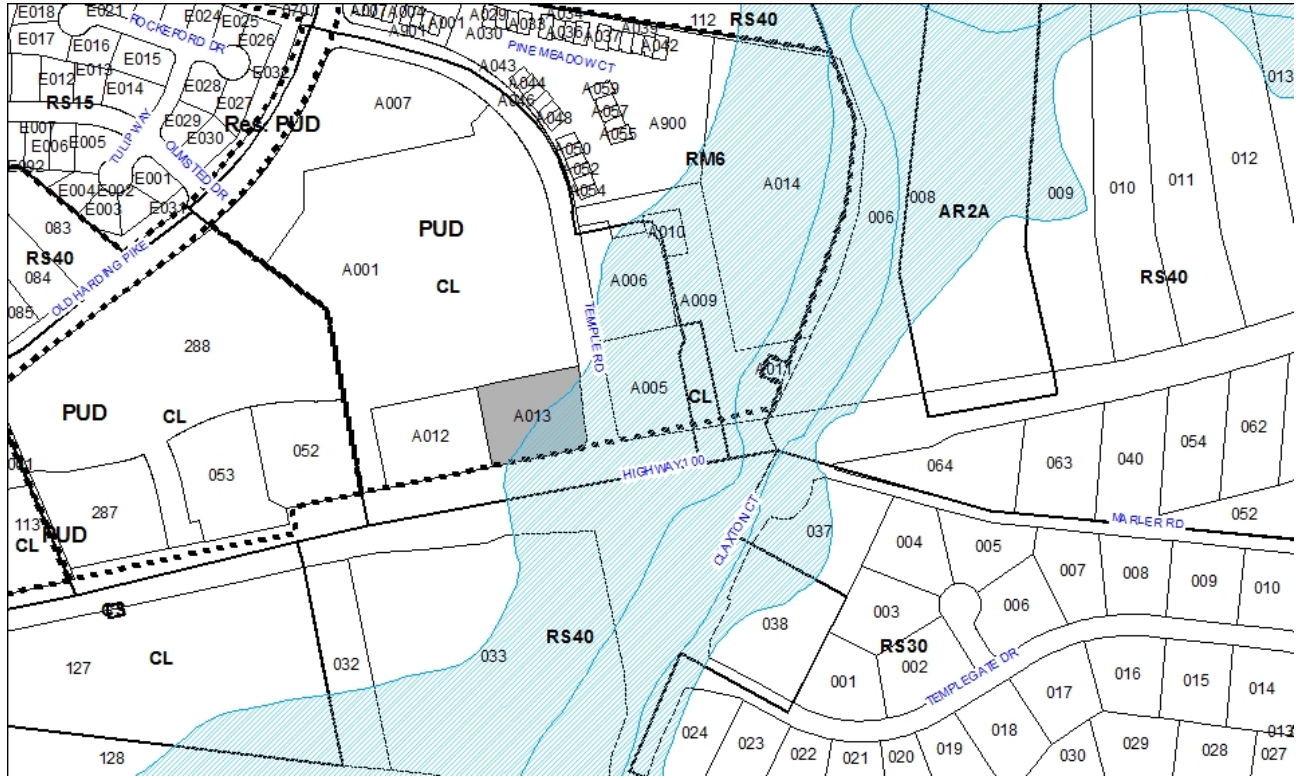
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### **STAFF RECOMMENDATION**

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.



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**2005P-008-003**  
HARPETH VILLAGE (ZAXBY'S)  
Map 156-09-0-A, Parcel(s) 013  
06, Bellevue  
35 (Bo Mitchell)





**Project No.** **Planned Unit Development 2005P-008-003**  
**Project Name** **Harpeth Village (Zaxby's)**  
**Council District** 35 – Mitchell  
**School District** 9 – Frogge  
**Requested by** WMB Properties, applicant for Regions Bank, owners

**Deferral** This application was deferred at the December 12, 2013, Planning Commission meeting to permit the applicant time to address Stormwater issues.

**Staff Reviewer** Cuthbertson  
**Staff Recommendation** *Approve with conditions*

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**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**

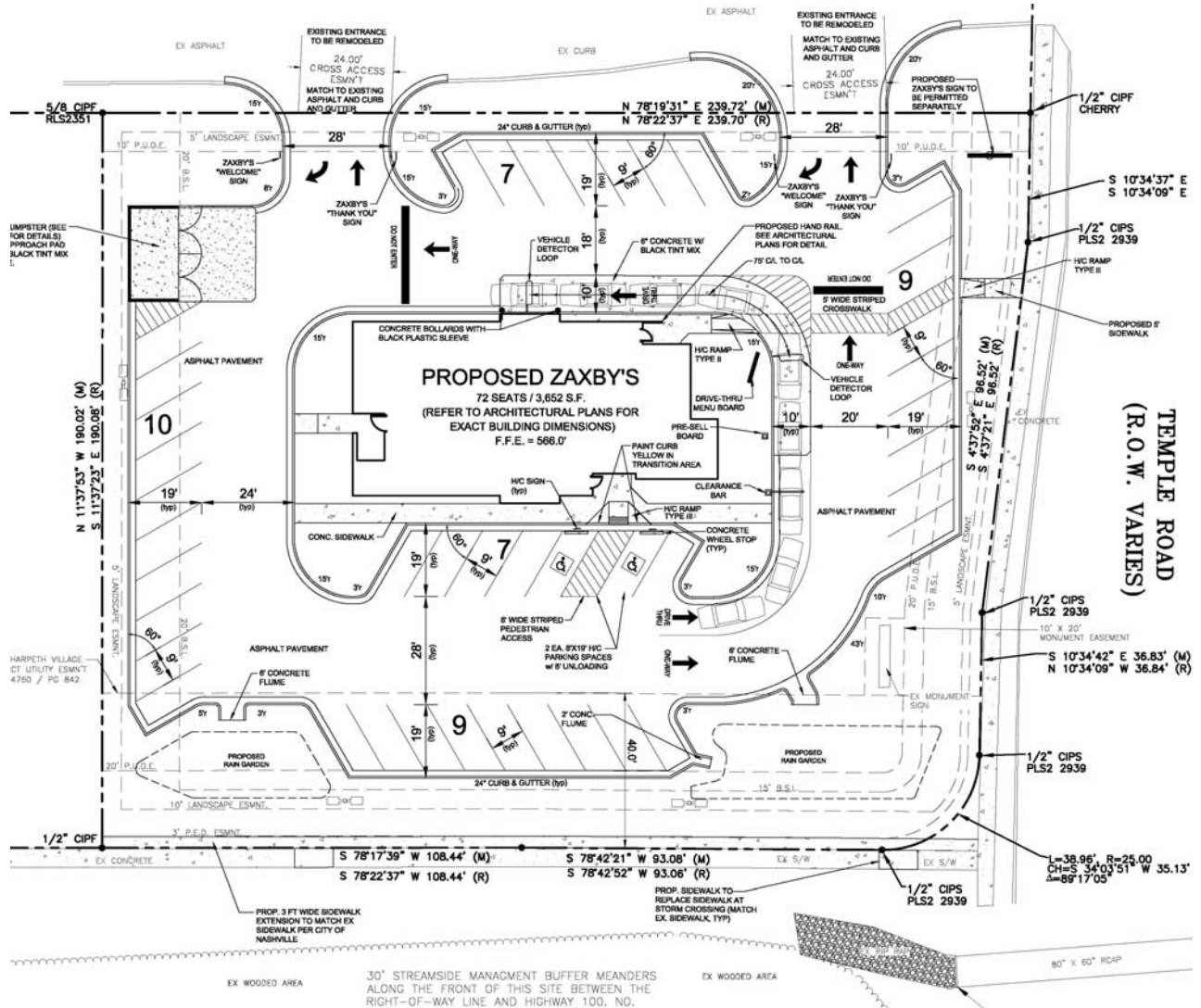
The purpose of this request is to revise the Harpeth Village Commercial Planned Unit Development Overlay (PUD) to allow for the construction of a restaurant building. Restaurant use is permitted in the PUD and by the CL base zoning. The mixed use PUD is located on the north side of Highway 100 at Temple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



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**Proposed PUD Plan**



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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;



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- 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.



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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.



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**SEE NEXT PAGE**



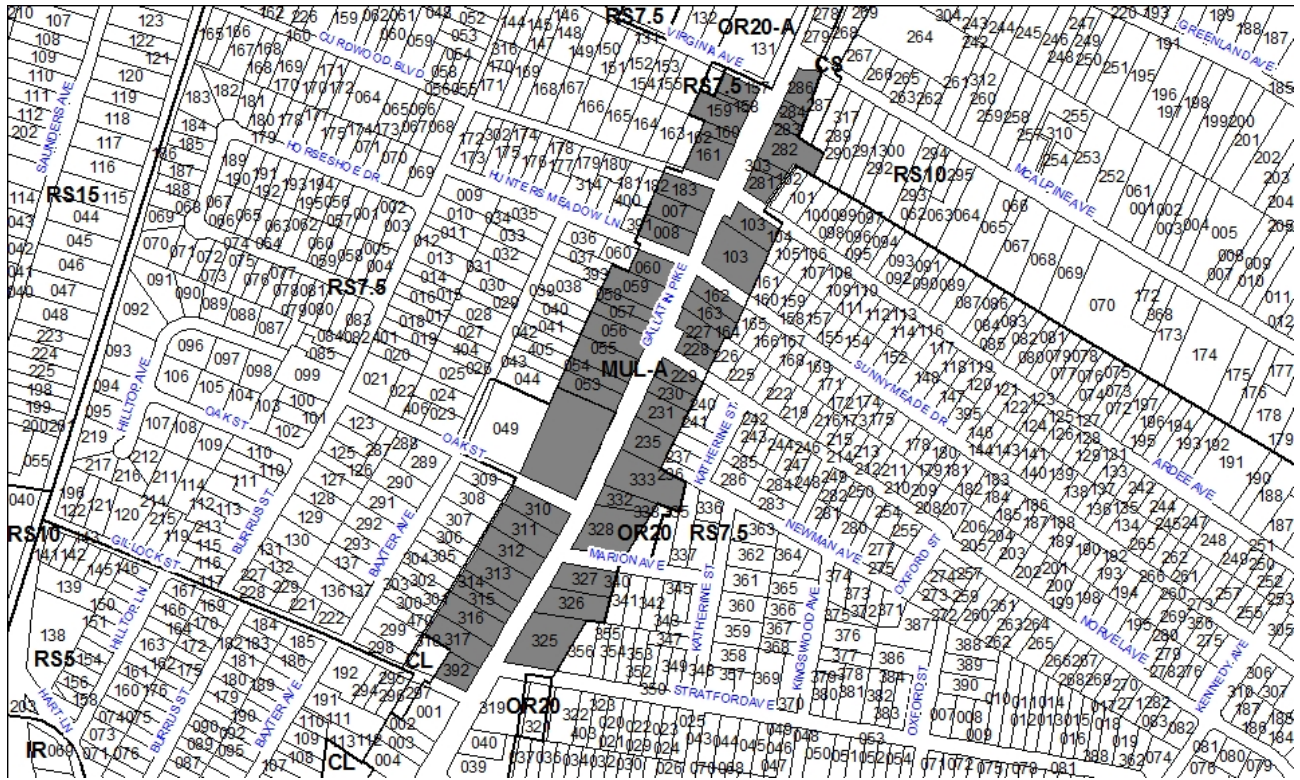
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# **COMMUNITY PLAN POLICY CHANGES and ASSOCIATED CASES**

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



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## 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

05, East Nashville

07 (Anthony Davis); 08 (Karen Bennett)





<b>Project No.</b>	<b>Housekeeping Amendment 2014CP-005-001</b>
<b>Project Name</b>	<b>East Nashville Community Plan Amendment</b>
<b>Associated Case</b>	2013Z-028PR-001
<b>Council District</b>	07 – A. Davis; 08 – Bennett
<b>School Districts</b>	03 – Speering
<b>Requested by</b>	Metro Planning Department
<b>Staff Reviewer</b>	Diaz
<b>Staff Recommendation</b>	<i>Approve</i>

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**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.

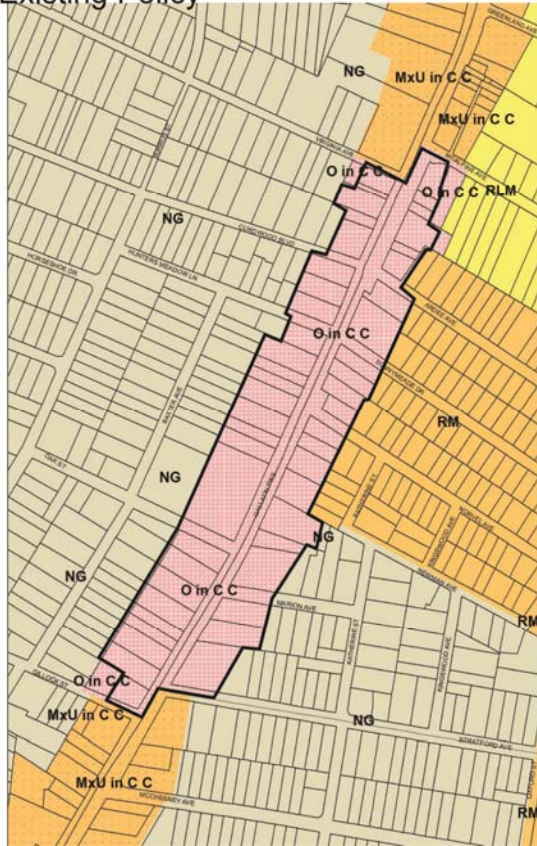
**Proposed Policy**

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,

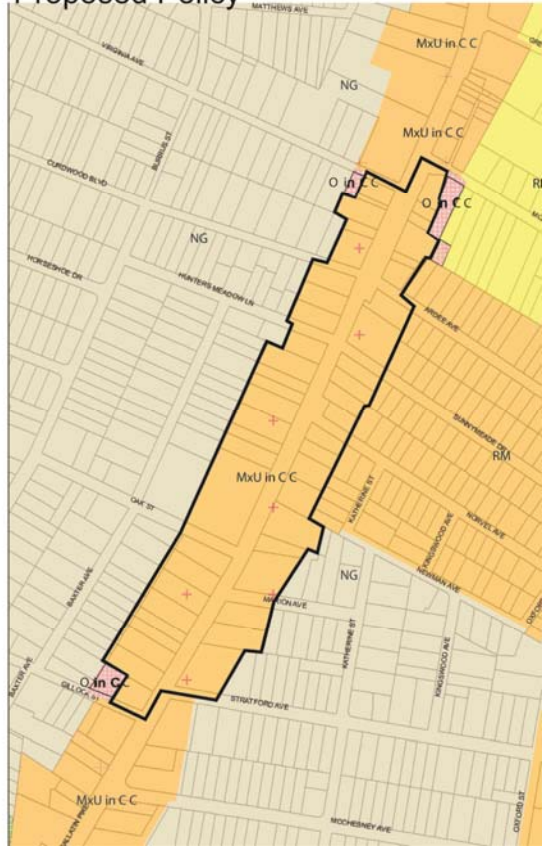


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Existing Policy



Proposed Policy





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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 5<sup>th</sup> 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.



# Metro Planning Commission Meeting of 01/09/2014



**2014CP-005-002**  
EAST NASHVILLE COMMUNITY PLAN  
AMENDMENT  
Map 084-01, Parcel(s) 019  
05, East Nashville  
07 (Anthony Davis)



<b>Project No.</b>	<b>Minor Plan Amendment 2014CP-005-002</b>
<b>Project Name</b>	<b>East Nashville Community Plan Amendment</b>
<b>Associated Case</b>	<b>2014SP-003-001</b>
<b>Council District</b>	7 – A. Davis
<b>School District</b>	5 – Kim
<b>Requested by</b>	Civil Site Design Group, PLLC, applicant; LVH, LLC, owner.
<b>Staff Reviewer</b>	Capewhart
<b>Staff Recommendation</b>	<i>Approve</i>

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**APPLICANT REQUEST**

**Amend land use policy from Residential Low Medium density policy (RLM) to Suburban Neighborhood Maintenance (T3 NM).**

Minor Plan Amendment

A request to amend the East Nashville Community Plan: 2006 Update to change the Land Use Policy from Residential Low Medium Density Policy (RLM) to Suburban Neighborhood Maintenance Policy (T3 NM) for property located at 1414 Rosebank Avenue.

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**CRITICAL PLANNING GOALS**

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

The application of Suburban Neighborhood Maintenance policy on property located at 1414 Rosebank Avenue creates walkable neighborhoods, provides a range of housing choices, and supports infill development.

The Suburban Neighborhood Maintenance policy creates walkable neighborhoods by encouraging street connections that add to the overall street network and provides residents with multiple routes and reduced trip distance. The Suburban Neighborhood Maintenance policy also provides a range of housing fostering neighborhoods that support aging-in-place. Providing a range of housing types is most often facilitated by infill development. Infill development most often utilizes existing infrastructure and should be designed to provide appropriate transitions in massing, height, and scale. The Suburban Neighborhood Maintenance policy supports and provides guidance for infill development by encouraging appropriate transitions so that infill development is compatible with existing development.

**EAST NASHVILLE COMMUNITY PLAN**

**Current Policy**

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



## **Metro Planning Commission Meeting of 01/09/2014**

### **Proposed Policy**

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.

### **BACKGROUND**

The companion to this case, 2014SP-003-001, considers a zone change from R10 district to SP-R district on property located at 1414 Riverside Avenue. The SP-R zone district is inconsistent with the existing Residential Low Medium Density policy. The applicant requests a plan amendment to Suburban Neighborhood Maintenance so that the land use policy will be consistent with the proposed zone change.

### **COMMUNITY PARTICIPATION**

An early postcard notification announcing the plan amendment and a regular notice communicating the time and date of the Planning Commission Public Hearing was sent to property owners within 500 feet of the potential plan amendment area. A community meeting was not required for this plan amendment request.

### **ANALYSIS**

#### **Physical Site Conditions**

The subject property has steep slopes on the back portion of the property (roughly .42 acres) that should be avoided during future development of this site. The remainder of site has no other topographical constraints, and there is no floodplain or floodway.

#### **Land Use**

The subject property is currently classified as a vacant. Land uses adjacent to the subject property include single family residential and civic/institutional [Nashville Electric Services (NES) Substation]. Two and three family residential land uses are located sporadically throughout the area surrounding the subject property.

#### **Existing Development Pattern**

The development pattern is suburban, characterized by moderately sized lots and buildings with moderate setbacks. Properties in the area are generally equal to or greater than 10,000 square feet while the subject property is larger at 3.68 acres. The subject property shares the Rosebank Avenue block face, where building setbacks are generally between 90 and 120 feet in depth.

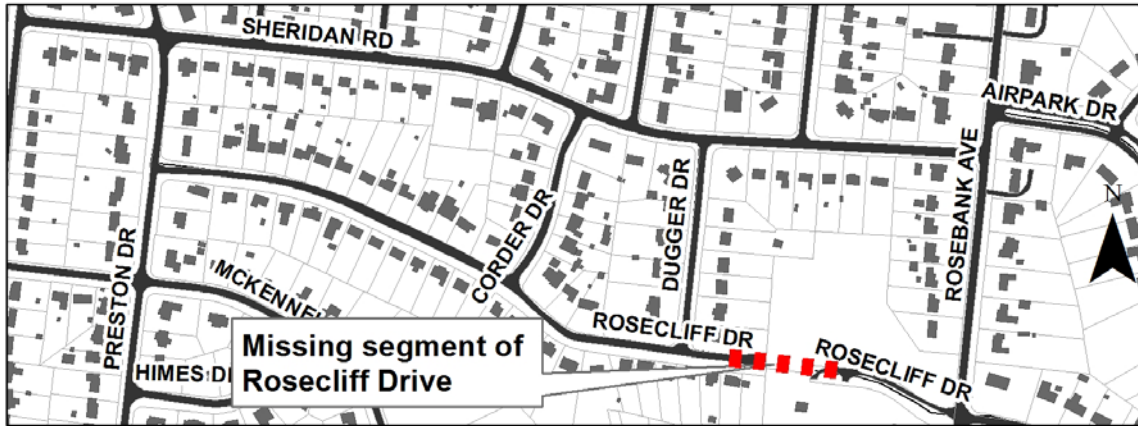
#### **Access**

There is a gap in Rosecliff Drive creating an eastern and western segment. The subject property and the NES Substation are accessed from the eastern segment of Rosecliff Drive. If connected, Rosecliff Drive would be one continuous street and would improve the overall street network in the area. Street connectivity is important to disperse traffic on local streets between collector streets. Additional street connectivity in existing neighborhoods can help relieve pressure on other streets that are already heavily used.





## Metro Planning Commission Meeting of 01/09/2014



### Historic Features

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

### Summary

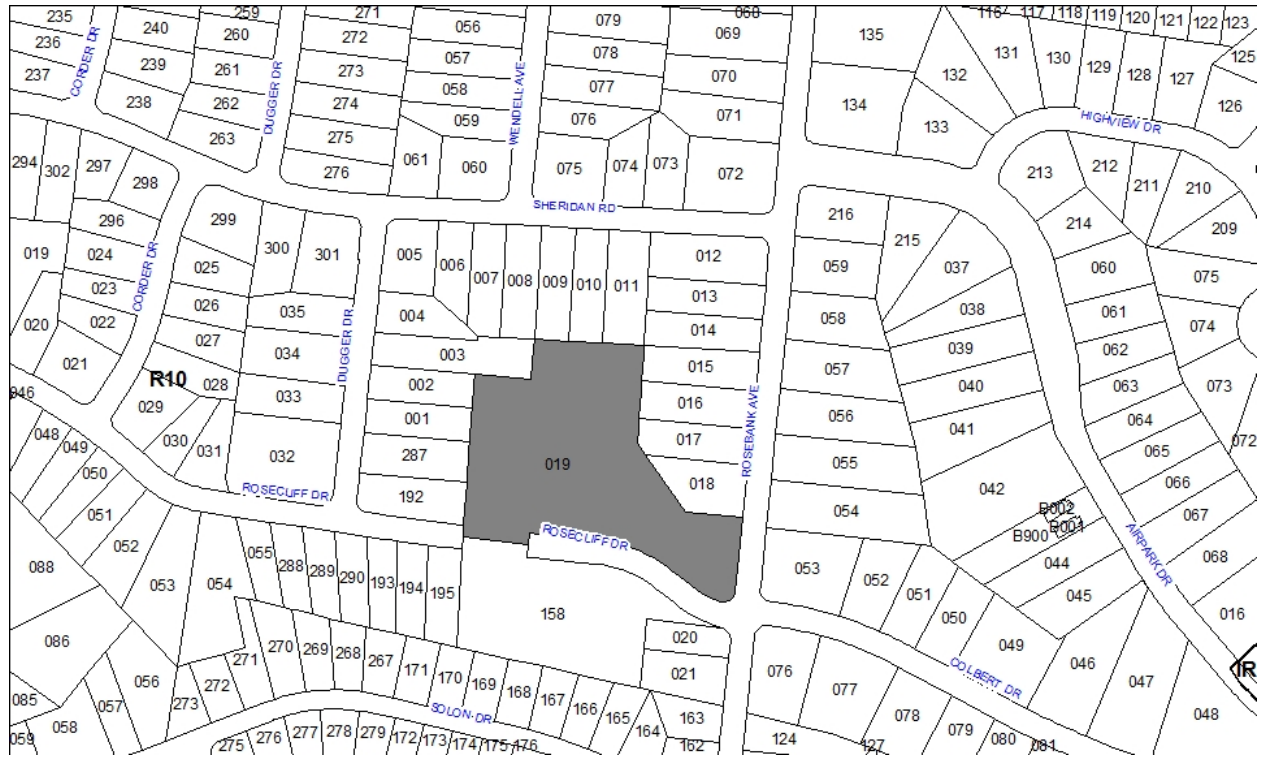
The application of Suburban Neighborhood Maintenance policy on the subject property is appropriate. The policy would support the creation of walkable neighborhoods, provide a range of housing choices, and would support infill development. Under the guidance of this policy, future development should enhance walkability by connecting Rosecliff Drive and providing appropriate pedestrian and bicycle facilities. To provide housing choice building types may vary, while appropriate infill development may include varied building orientation internal to the site with transitions in building type and orientation provided along the property's edges.

### STAFF RECOMMENDATION

Staff recommends approval.



# Metro Planning Commission Meeting of 01/09/2014



**2014SP-003-001**  
1414 ROSEBANK  
Map 084-01, Parcel(s) 019  
East Nashville  
07 - Anthony Davis





**Project No.** 2014SP-003-001  
**Project Name** 1414 Rosebank  
**Associate Case** 2014CP-005-002  
**Council District** 7 – A. Davis  
**School District** 5 – Kim  
**Requested by** Civil Site Design Group, PLLC, applicant  
LVH, LLC, owner

**Staff Reviewer** Sajid  
**Staff Recommendation** *If the associated policy amendment is approved, staff recommends approval of the SP with conditions and disapproval without all conditions. If the associated policy amendment is not approved, then staff recommends disapproval.*

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**APPLICANT REQUEST**

**Preliminary SP to permit 32 residential units**

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan-Residential (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.

**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. *With a Cluster Lot subdivision, R10 would permit a maximum of 13 lots with 3 duplex lots for a total of 16 units. With a regular subdivision the R10 zoning would permit a maximum of 16 lots with 4 duplex lots for a total of 20 units.*

**Proposed Zoning**

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

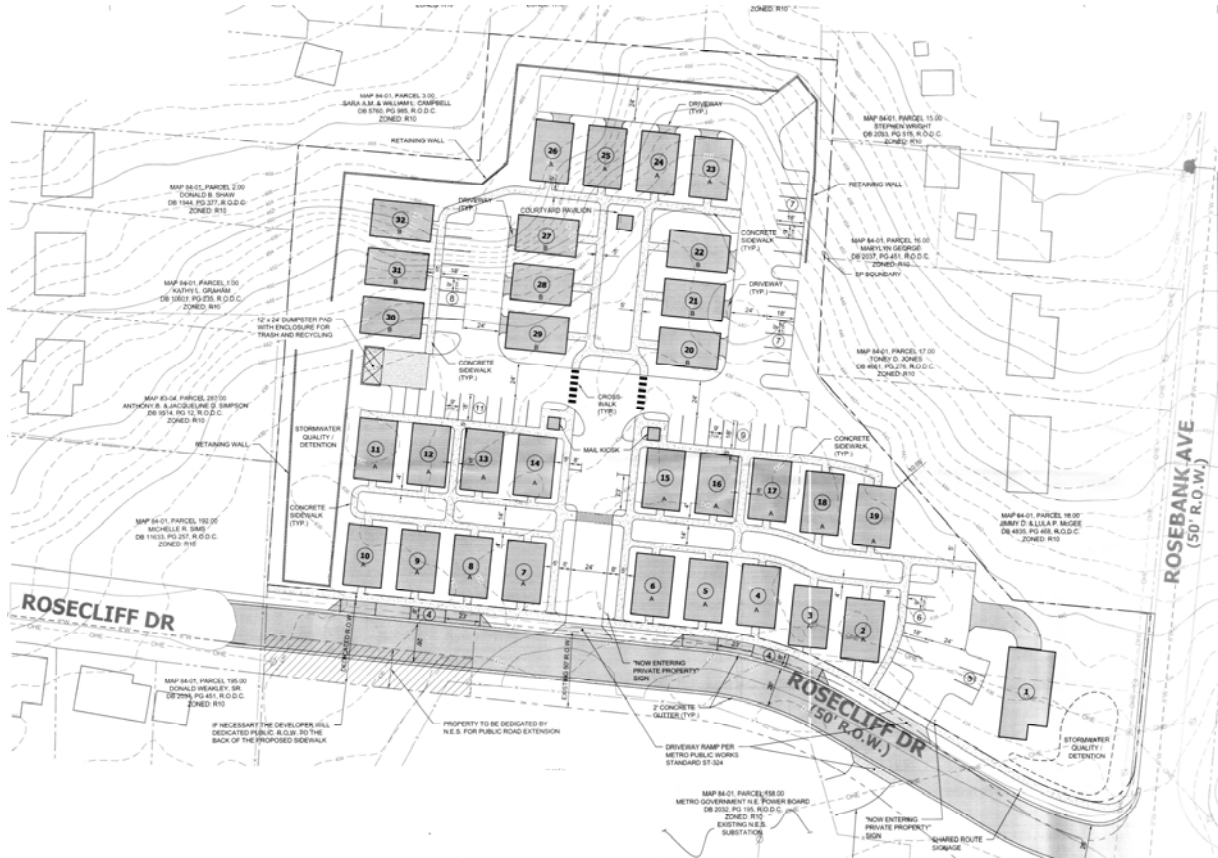
**CRITICAL PLANNING GOALS**

- Provides a Range of Housing Choices
- Supports Infill Development
- Supports a Variety of Transportation Choices

This request adds additional density in an area served by adequate infrastructure which may reduce the long-term costs of providing additional infrastructure to the area. In addition, it is anticipated that the proposed development will not generate a significant number of additional students. Rosebank Elementary School, Bailey Middle School and Stratford High School all have additional capacity. In addition to supporting infill development, the proposed cottage-style development will enhance the available choices of housing stock in the area. The site is located adjacent to Rosebank Avenue, which is a collector street and would support the increased density of this development.



# Metro Planning Commission Meeting of 01/09/2014



Proposed Site Plan



## Metro Planning Commission Meeting of 01/09/2014

The proposed SP includes the completed connection of Rosecliff Drive which would benefit traffic circulation in the neighborhood as well as provide the proposed development with alternate means of egress.

### **EAST NASHVILLE COMMUNITY PLAN**

#### **Existing Policy**

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

#### **Proposed Policy**

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.

#### Consistent with Policy?

The proposed SP is not consistent with the existing policy. RLM supports a maximum density of 4 units per acre, whereas the SP proposes 8.7 units per acre. However, a Community Plan amendment (2014CP-005-002) has been requested to change the policy from Residential Low Medium (RLM) to Suburban Neighborhood Maintenance (T3 NM) which would allow densities up to 20 units per acre.

The proposed SP is consistent with the T3 NM policy. As proposed, the request reflects the predominant use in the area (single-family detached housing), and increased vehicular connectivity is proposed with the completed street connection of Rosecliff Drive. In addition, the proposed development is located adjacent to a collector street, which could support greater residential density.

### **PLAN DETAILS**

The site is located at the northwest corner of the intersection of Rosebank Avenue and Rosecliff Drive and consists of one lot which is currently vacant. All adjacent zoning is R10, and the primary use in the area is single-family residential. However, Nashville Electric Service's Rosebank substation is located to the south of the site, across Rosecliff Drive. Sidewalks are not currently provided along Rosebank Avenue or Rosecliff Drive. Rosecliff Drive currently serves as limited access to the substation.

#### Site Plan

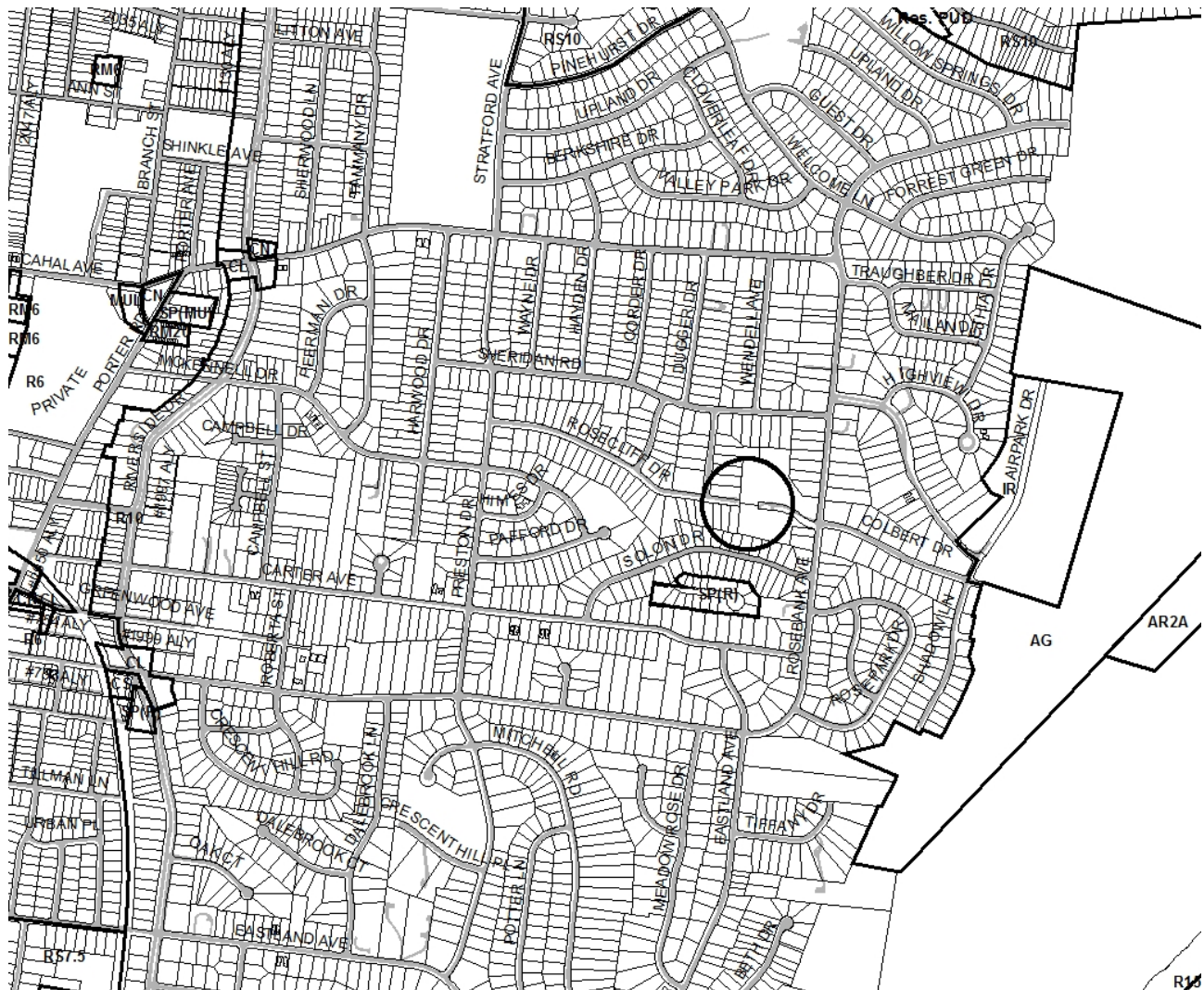
The plan proposes 32 detached single-family residential units, which would yield a density of about 8.7 units per acre. The units are all two-stories and are 35' to the top of the roof. Steep slopes are present along the northern property lines. The site grading plan indicates that these portions of the site will be graded to a gentler slope in the building areas, and retaining walls will be incorporated along the perimeter. Landscape buffers using existing trees where possible and supplemented to a Type B landscape buffer where necessary are proposed along all property lines adjacent to existing single-family residential.



## Metro Planning Commission Meeting of 01/09/2014

The overall site layout includes courtyards that are directly adjacent to all but 4 units. One unit is located on the corner of Rosebank Avenue and Rosecliff Drive, and the front façade of this unit faces Rosebank Ave. The units located along Rosecliff Drive incorporate front façades along Rosecliff Drive and front porches and walk-up entries that face the courtyards. All units adjacent to the courtyards will incorporate front porches and walk-up entries on the façades facing the courtyard to provide direct access to the open space. Representative architectural images have been provided. Elements of Craftsman-style architecture are incorporated in the design, and materials shown on the representative architectural images appear to primarily include James Hardie siding. However, the plan notes that brick, cast stone, stone, cultured stone, stucco, wood and cementitious siding may be used.

Rosecliff Drive will serve as primary access to the site. The site plan proposes completing the connection of Rosecliff Drive to the existing Young's Valley subdivision to the west. Completing this section will improve connectivity. In order to complete the connection, the applicant must acquire property from NES and dedicate some of the subject property for the street connection. The Fire Marshal's recommendation is based on the completed connection of Rosecliff Drive.



Area Map Showing Existing Street Connections



## **Metro Planning Commission Meeting of 01/09/2014**

Sidewalks are proposed along Rosebank Avenue and Rosecliff Drive with additional sidewalk connections throughout the site that connect the proposed units to the interior courtyards as well as the streets. A total of 70 parking spaces are provided including 8 on-street space located along Rosecliff Drive and 11 individual unit garages.

### **ANALYSIS**

While the proposed SP is not consistent with the existing RLM land use policy, it is consistent with the proposed T3 NM policy. The proposed street connection of Rosecliff Drive meets a policy objective for T3 NM. The T3 NM policy states that “where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity” (Community Character Manual 2008). The existing street pattern in the surrounding area closely resembles a grid. Therefore, continuing the pattern of connectivity not only reflects the character of the neighborhood, but also keeps with good planning practice. Also, the street connection is necessary to serve the proposed development which nearly doubles the density that would be permitted under the existing R10 zoning. In addition, the plan meets three critical planning goals. If the associated policy amendment is approved, staff recommends approval of the SP with conditions and disapproval without all conditions. If the associated policy amendment is not approved, the staff recommends disapproval.

### **FIRE MARSHAL RECOMMENDATION**

- Fire Hydrant location is acceptable.
- Submit flow data.
- Will not be approved unless Rosecliff Dr. is connected from Preston Dr. to Rosebank Ave. for vehicular traffic.

### **STORMWATER RECOMMENDATION**

- Existing swales from Rosecliff and Rosebank shall be adequately conveyed through the site.

### **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.
- Survey provided indicates closed contours; submit a geotechnical study prepared by a licensed geotechnical engineer prior to the final SP.
- The extension of Rosecliff appears to cross the property line onto parcel 192.00 submit recorded legal agreement for ROW dedication and construction easement for this parcel revised plan indicates a construction or slope easement may be required, if so, must be provided prior to final SP.
- Add note that Rosecliff Drive extension is to be per MPW standard ST-253. Ensure alignment with Colbert Dr.
- If sidewalks are required on Rosebank they should be shown on the plan. ~ prior to Final SP record ROW dedication to locate proposed sidewalks within ROW.
- Prior to Final SP, all ROW dedications must be recorded (NES, parcel 192.00, if required, and this SP.)
- Construct Bike Lanes in accordance with MPW standards: Minimum 5ft wide to face of curb and minimum 4ft wide with shoulder. Remove parking spaces along access driveway for 50ft. from intersection. Provide adequate sight distance at access driveways.



# Metro Planning Commission Meeting of 01/09/2014

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Residential (210)	3.68	4.63 D	16 L	154	12	17

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)	3.68	-	32 U	318	20	36

Traffic changes between maximum: **R10** 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
-	-	-	+16 U	+164	+8	+19

## SCHOOL BOARD REPORT

**Projected student generation existing R10 district: 1 Elementary 1 Middle 1 High**  
**Projected student generation proposed SP-R district: 3 Elementary 2 Middle 2 High**

The proposed SP-R zoning district could generate two more students than what is typically generated under the existing R10 zoning district. Students would attend Rosebank Elementary School, Bailey Middle School, and Stratford High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated September 2012.

## STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all condition if the Commission adopts the policy amendment and disapproval if the associated policy amendment is not approved.

## CONDITIONS (If approved)

1. Uses within the SP shall be limited to detached residential.
2. Residential uses are limited to a maximum of 32 units.
3. Prior to final site plan approval, the right-of-way for the connection of Rosecliff Drive shall be acquired by the applicant or agreed to by NES. The Rosecliff Drive street connection shall be completed by the applicant and accepted by Metro prior to the issuance of any Use and Occupancy permits.
4. Flow data must be submitted to and be approved by the Fire Marshal's Office.
5. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
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 R10 zoning district as of the date of the applicable request or application.

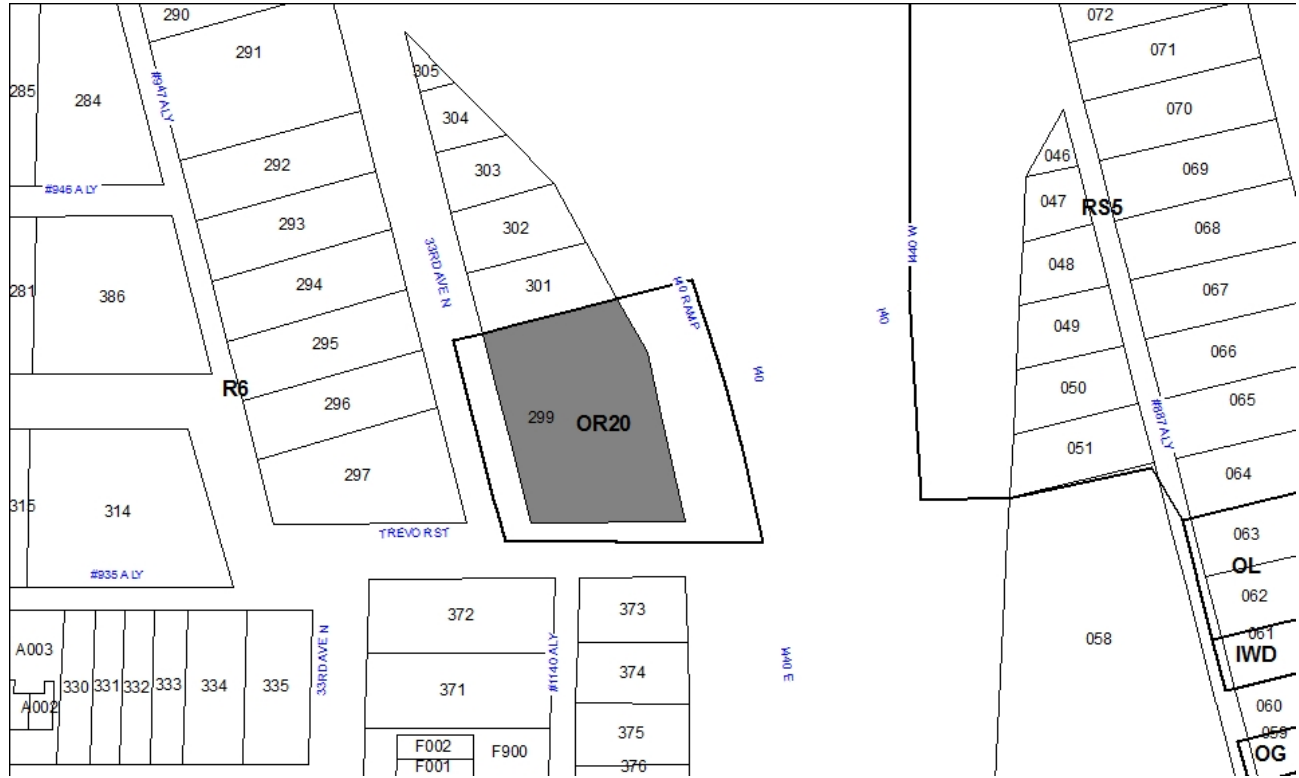


## Metro Planning Commission Meeting of 01/09/2014

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.



# Metro Planning Commission Meeting of 01/09/2014



**2014CP-007-001**  
 WEST NASHVILLE COMMUNITY PLAN  
 AMENDMENT  
 Map 092-09, Parcel(s) 299  
 07, West Nashville  
 21 (Edith Taylor Langster)





<b>Project No.</b>	<b>Housekeeping Amendment 2014CP-007-001</b>
<b>Project Name</b>	<b>West Nashville Community Plan</b>
<b>Associated Case</b>	2013Z-015PR-001
<b>Council District</b>	21 – Edith Taylor Langster
<b>School Districts</b>	5 – Kim
<b>Requested by</b>	Metro Planning Department, applicant; Trevor Street Partners LLC, owner
<b>Staff Reviewer</b>	Collins
<b>Staff Recommendation</b>	<i>Approve</i>

**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 33<sup>rd</sup> Avenue North, at the northeast corner of Trevor Street and 33<sup>rd</sup> 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 33<sup>rd</sup> 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



## **Metro Planning Commission Meeting of 01/09/2014**

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 33<sup>rd</sup> 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 33<sup>rd</sup> Avenue North on the northeast corner of Trevor Street North and 33<sup>rd</sup> 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 abut 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 33<sup>rd</sup> 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 33<sup>rd</sup> 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.



## **Metro Planning Commission Meeting of 01/09/2014**

### **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.



**Metro Planning Commission Meeting of 01/09/2014**

**SEE NEXT PAGE**



**Metro Planning Commission Meeting of 01/09/2014**

## **RECOMMENDATIONS TO METRO COUNCIL**

- **Zoning Text Amendments**
- **Specific Plans**
- **Zone Changes**



**Metro Planning Commission Meeting of 01/09/2014**

**NO SKETCH**



<b>Project No.</b>	<b>Text Amendment 2014Z-001TX-001</b>
<b>Council Bill</b>	BL2013-629
<b>Council District</b>	Countywide
<b>School District</b>	Countywide
<b>Requested by</b>	Councilmember Karen Bennett, applicant
<b>Staff Reviewer</b>	Cuthbertson
<b>Staff Recommendation</b>	<i>Approve with an amendment.</i>

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**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.



## Metro Planning Commission Meeting of 01/09/2014

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:~~





## Metro Planning Commission Meeting of 01/09/2014

- ~~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.



## **Metro Planning Commission Meeting of 01/09/2014**

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



## Metro Planning Commission Meeting of 01/09/2014

### STAFF RECOMMENDATION

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.

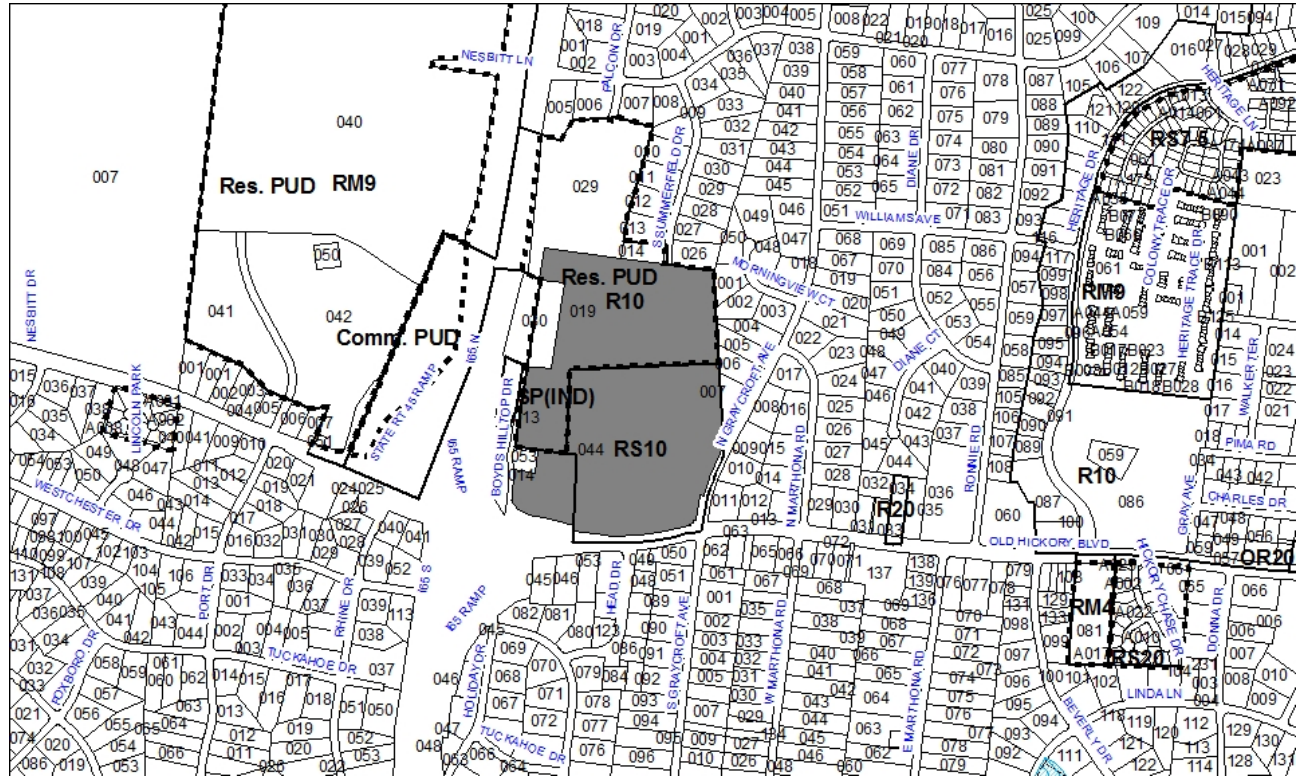
Section 2. That Title 17 of the Metropolitan Code, Zoning Regulations, is hereby amended by deleting subsection B.1. in its entirety, and renumbering the remaining subsections accordingly.

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



# Metro Planning Commission Meeting of 01/09/2014



**2013SP-046-001 & 108-79P-001**  
CORNERSTONE CHURCH  
Map 042, Parcel(s) 019, 044  
04, Madison  
08 (Karen Bennett)



<b>Project No.</b>	<b>Zone Change 2013SP-046-001</b>
<b>Project Name</b>	<b>Planned Unit Development 108-79P-001</b>
<b>Council District</b>	<b>Hickory Hills Ridge/Cornerstone Church</b>
<b>School District</b>	8 – Bennett
<b>Requested by</b>	3 – Speeding
	Civil Site Design Group, applicant; Councilwoman Karen Bennett, applicant; Cornerstone Church of Nashville, owner; David R. and Chandra H. Pounder, owners; Madison Suburban Utility District, owner
<b>Staff Reviewer</b>	Sajid
<b>Staff Recommendation</b>	<i>Staff recommends approval of the SP and PUD cancellation and amendment with conditions and disapproval without all conditions.</i>

---

**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.*

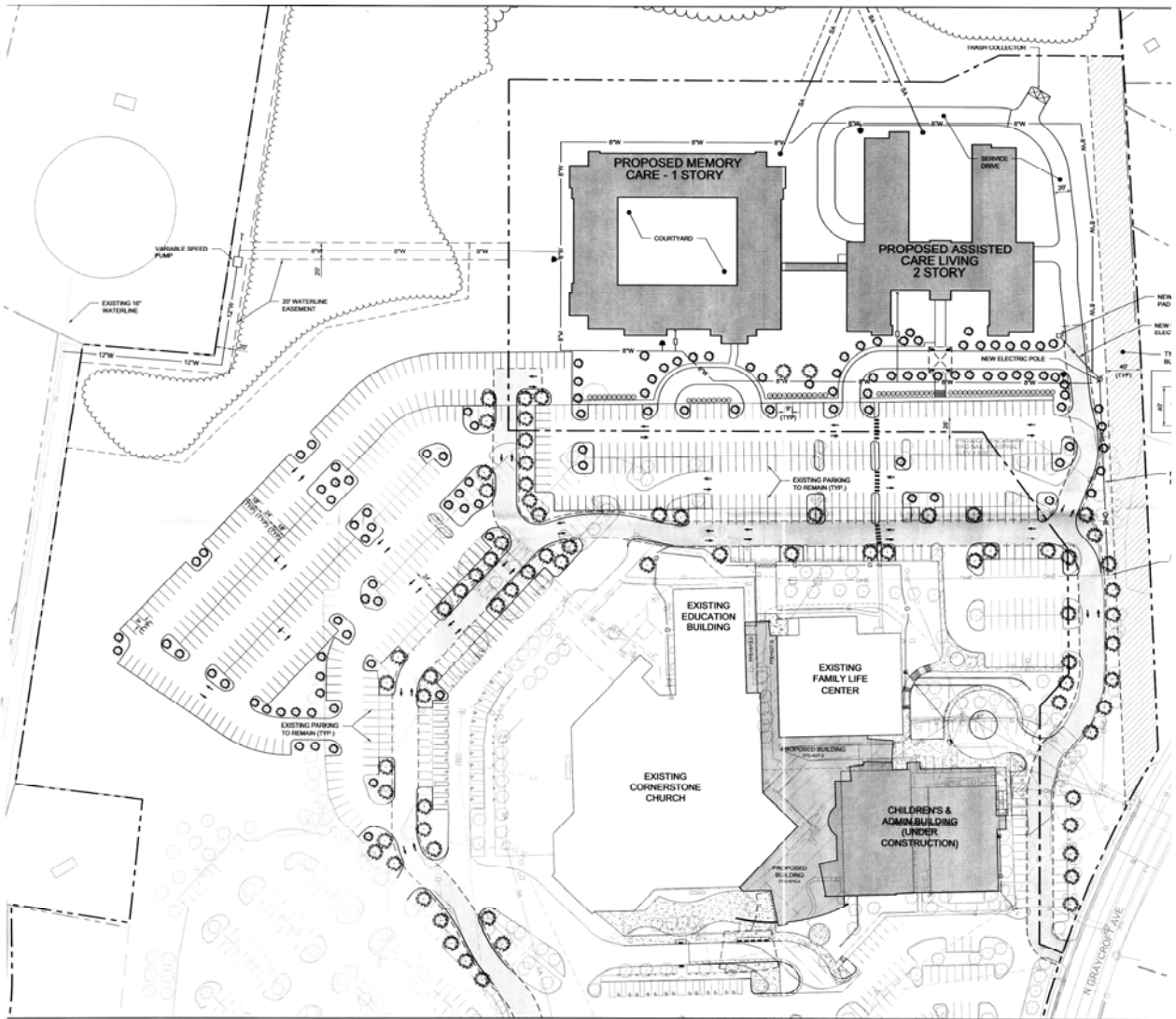
Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *RS10 would permit a maximum of 82 units.*

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.*



## Metro Planning Commission Meeting of 01/09/2014

The existing zoning would permit a total of 229 lots and 264 units for the subject property.



2013SP-046-001 Proposed Site Plan



## Metro Planning Commission Meeting of 01/09/2014

### 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.

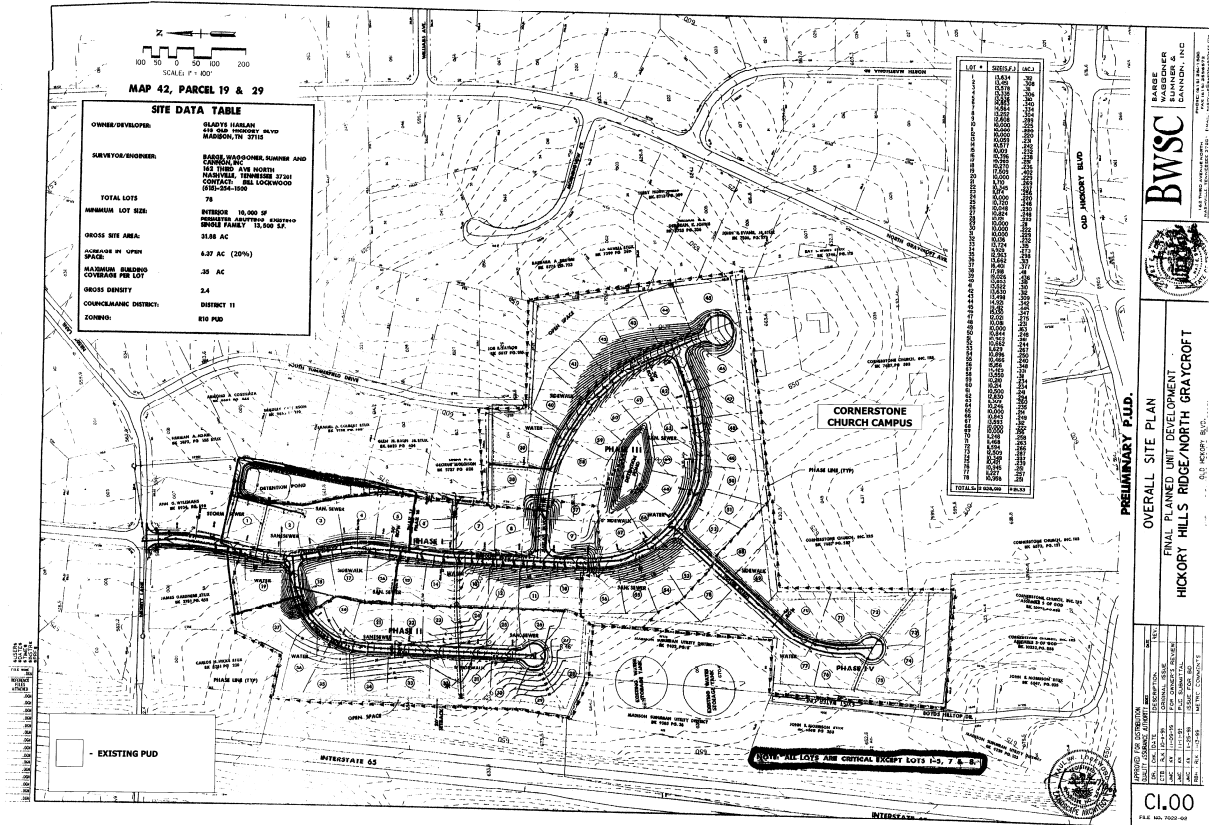
### Consistent with Policy?

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.



# Metro Planning Commission Meeting of 01/09/2014



108-79P-001 Currently Approved PUD Plan





## Metro Planning Commission Meeting of 01/09/2014

### 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.





## **Metro Planning Commission Meeting of 01/09/2014**

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 m<sup>2</sup>) 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



## Metro Planning Commission Meeting of 01/09/2014

- 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.



## **Metro Planning Commission Meeting of 01/09/2014**

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.



## **Metro Planning Commission Meeting of 01/09/2014**

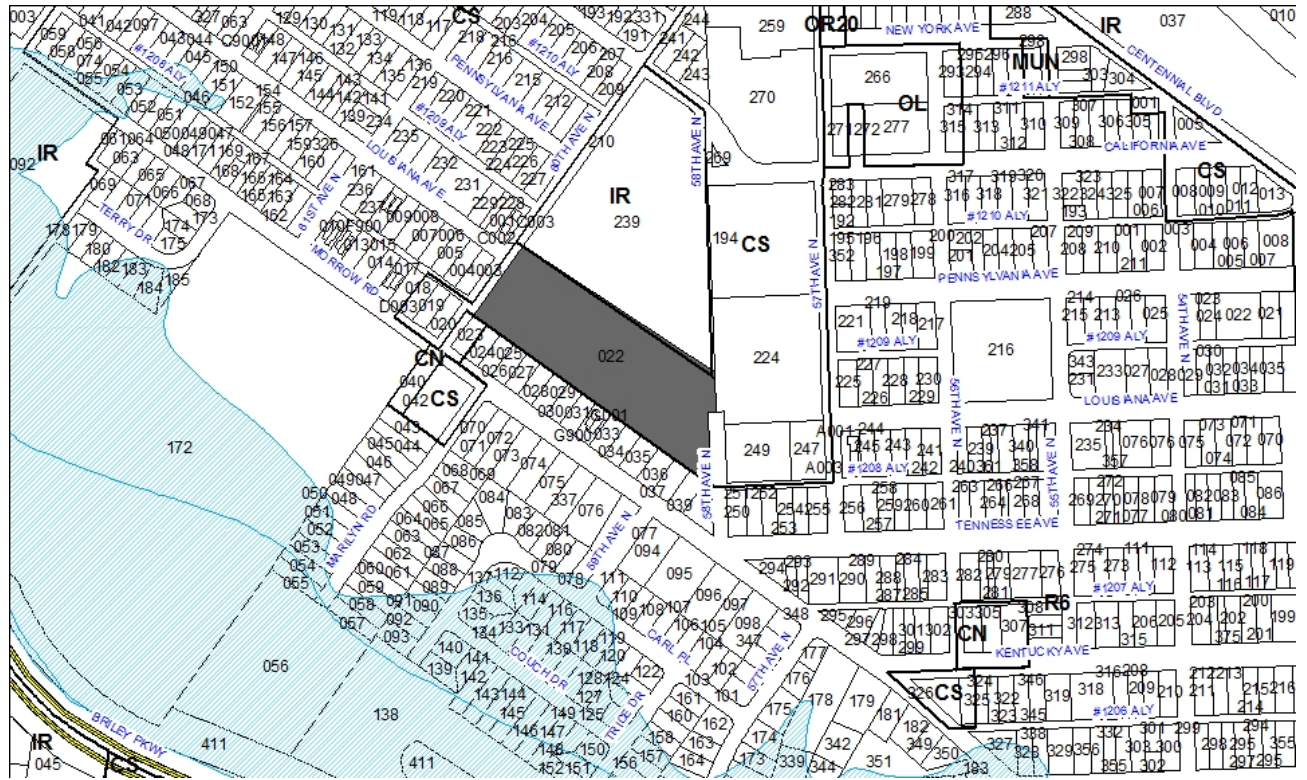
9. Sprinklers may be required if the flow and pressure resulting from the new pump or the pressures/flow for any reason do not meet minimum pressure requirements.



**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 01/09/2014



**2014SP-001-001**  
60TH AVENUE COTTAGES  
Map 091-06, Parcel(s) 022  
West Nashville  
20 (Buddy Baker)





**Project No.** Zone Change 2014SP-001-001  
**Project Name** 60<sup>th</sup> Avenue Cottages  
**Council District** 20 – Baker  
**School District** 1 – Gentry  
**Requested by** Civil Site Design Group, PLLC, applicant; Stephens Millwork & Lumber Co., owner  
  
**Staff Reviewer** Cuthbertson  
**Staff Recommendation** *Approve with conditions and disapprove without all conditions.*

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**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 60<sup>th</sup> 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

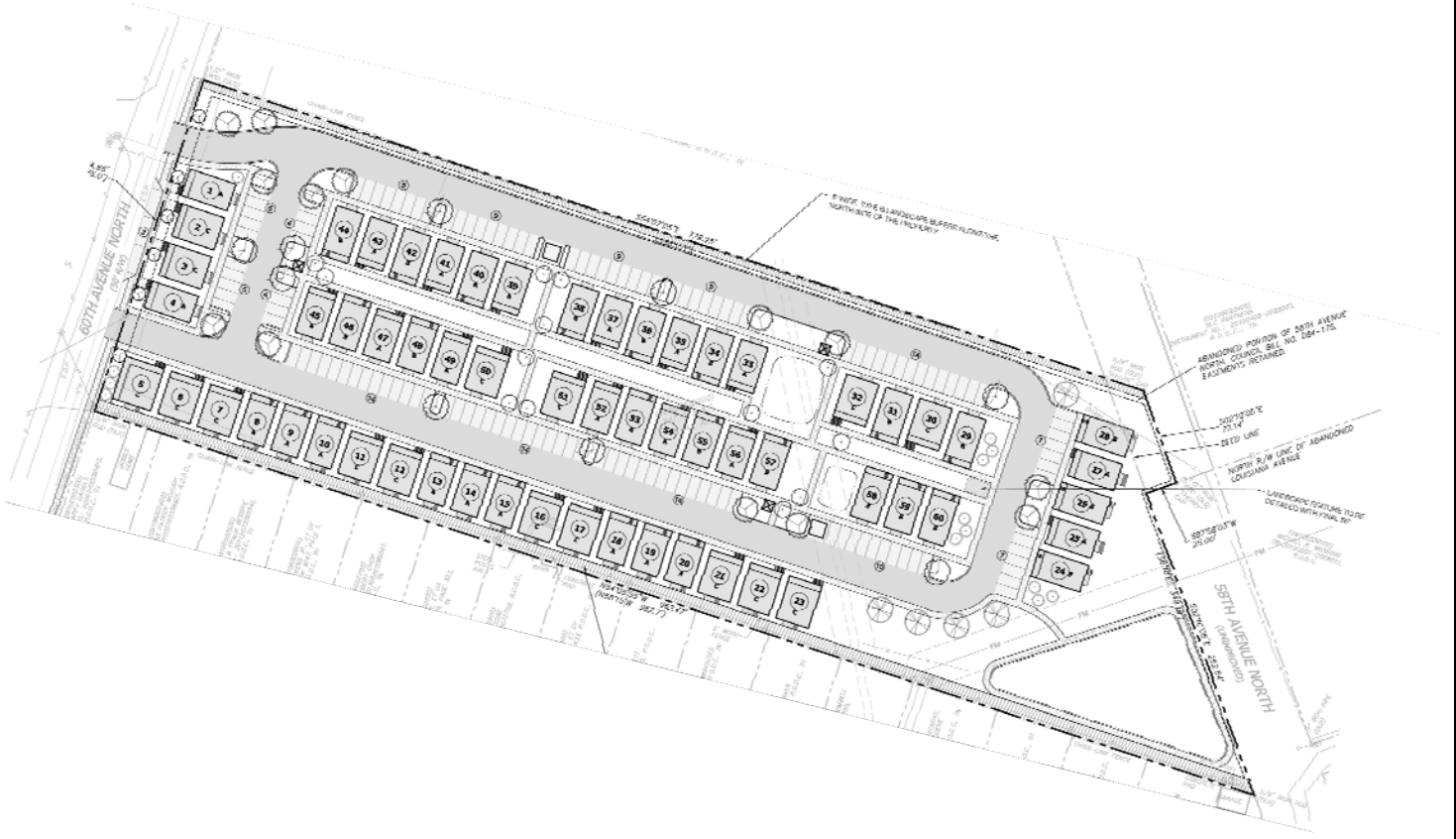
This SP encourages the development of healthy neighborhoods by supporting a stronger walking environment and supporting the development and viability of nearby commercial nodes as walking destinations.

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.



# Metro Planning Commission Meeting of 01/09/2014



**Proposed Site Plan**



## **Metro Planning Commission Meeting of 01/09/2014**

### **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 60<sup>th</sup> 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 to 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 60<sup>th</sup> Avenue North.

### **PLAN DETAILS**

The approximately 5.44 acre vacant site is located on 60<sup>th</sup> 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 60<sup>th</sup> 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 60<sup>th</sup> 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 60<sup>th</sup> 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 60<sup>th</sup> 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.



## Metro Planning Commission Meeting of 01/09/2014

Access to the site will be provided by a private loop driveway connecting to 60<sup>th</sup> Avenue North at two points. The site abuts an unbuilt right-of-way for 58<sup>th</sup> Avenue North on the east side. Surface parking will be provided mostly on-site behind the units fronting 60<sup>th</sup> Avenue North along the proposed driveway though three on-street parallel parking spaces will be provided in front of the development on 60<sup>th</sup> 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



## Metro Planning Commission Meeting of 01/09/2014

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 58<sup>th</sup> 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.



## **Metro Planning Commission Meeting of 01/09/2014**

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.

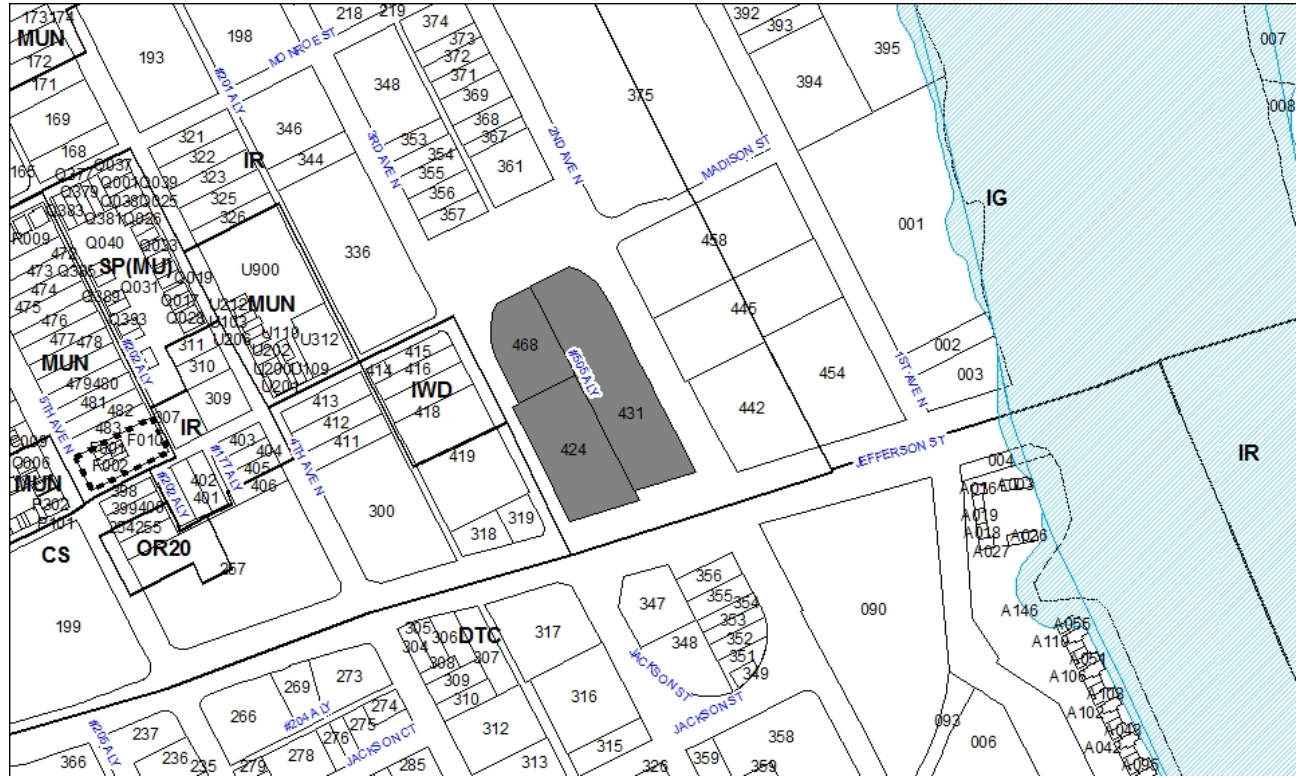


**Metro Planning Commission Meeting of 01/09/2014**

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# Metro Planning Commission Meeting of 01/09/2014



## 2014SP-002-001

### STADIUM LOFTS

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

08, North Nashville

(19) Erica Gilmore





<b>Project No.</b>	<b>Zone Change 2014SP-002-001</b>
<b>Project Name</b>	<b>Stadium Lofts</b>
<b>Council District</b>	19 – Gilmore
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Barge Cauthen & Associates, applicant; Third Avenue Associates and Sneed Family General Partnership, owners.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Defer to the January 23, 2014, Planning Commission meeting.</i>

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**APPLICANT REQUEST**

**Preliminary SP to permit a mixed-use development.**

Preliminary SP

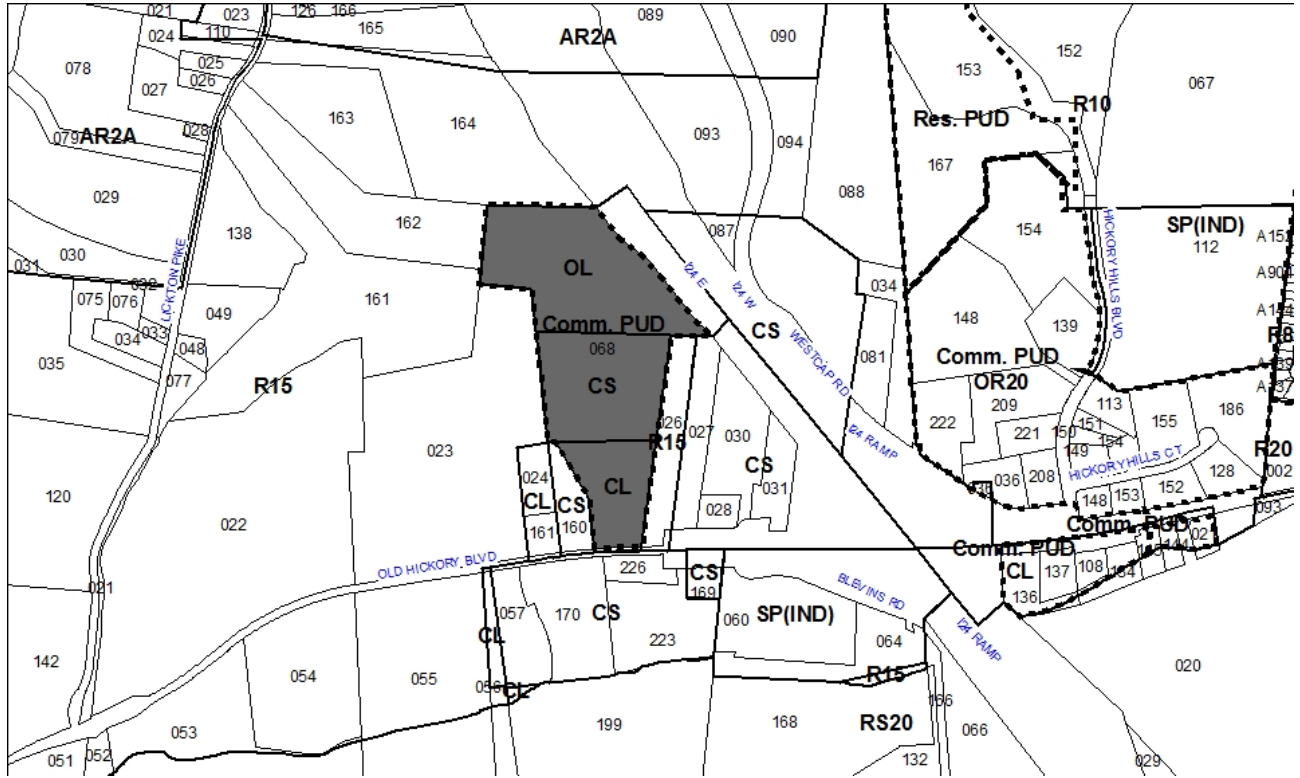
A request to rezone from Industrial Restrictive (IR) to Specific Plan – Mixed-Use (SP-MU) zoning for properties located at 1102 and 1138 3rd Avenue North and 1121 2nd Avenue North, at the northwest corner of Jefferson Street and 2nd Avenue North (2.63 Acres) and located within the Phillips-Jackson Street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

**STAFF RECOMMENDATION**

Staff recommends that the request deferred to the January 23, 2014, MPC agenda. At this time the applicant has not provided adequate information to provide a well-informed recommendation.



# Metro Planning Commission Meeting of 01/09/2014



**2014Z-001PR-001 & 88P-022-001**  
7435 OLD HICKORY BOULEVARD  
Map 031, Parcel(s) 068  
03, Bordeaux - Whites Creek  
03 (Walter Hunt)



<b>Project No.</b>	<b>Zone Change 2014Z-001PR-001</b>
	<b>Planned Unit Development 88P-022-001</b>
<b>Council District</b>	3 – Hunt
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Dale & Associates, applicant; Anchor Property Holdings, owner.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Approve zone change and PUD cancellation</i>

---

**APPLICANT REQUEST**

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

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 Cancelation

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.

**Proposed Zoning**

Agricultural/Residential requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of



## Metro Planning Commission Meeting of 01/09/2014

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



## Metro Planning Commission Meeting of 01/09/2014

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.



# Metro Planning Commission Meeting of 01/09/2014



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



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

**Staff Reviewer** Sajid  
**Staff Recommendation** *Defer to the January 23, 2014, Planning Commission meeting.*

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**APPLICANT REQUEST**

**Zone change from RS5 to MUL-A**

Zone Change

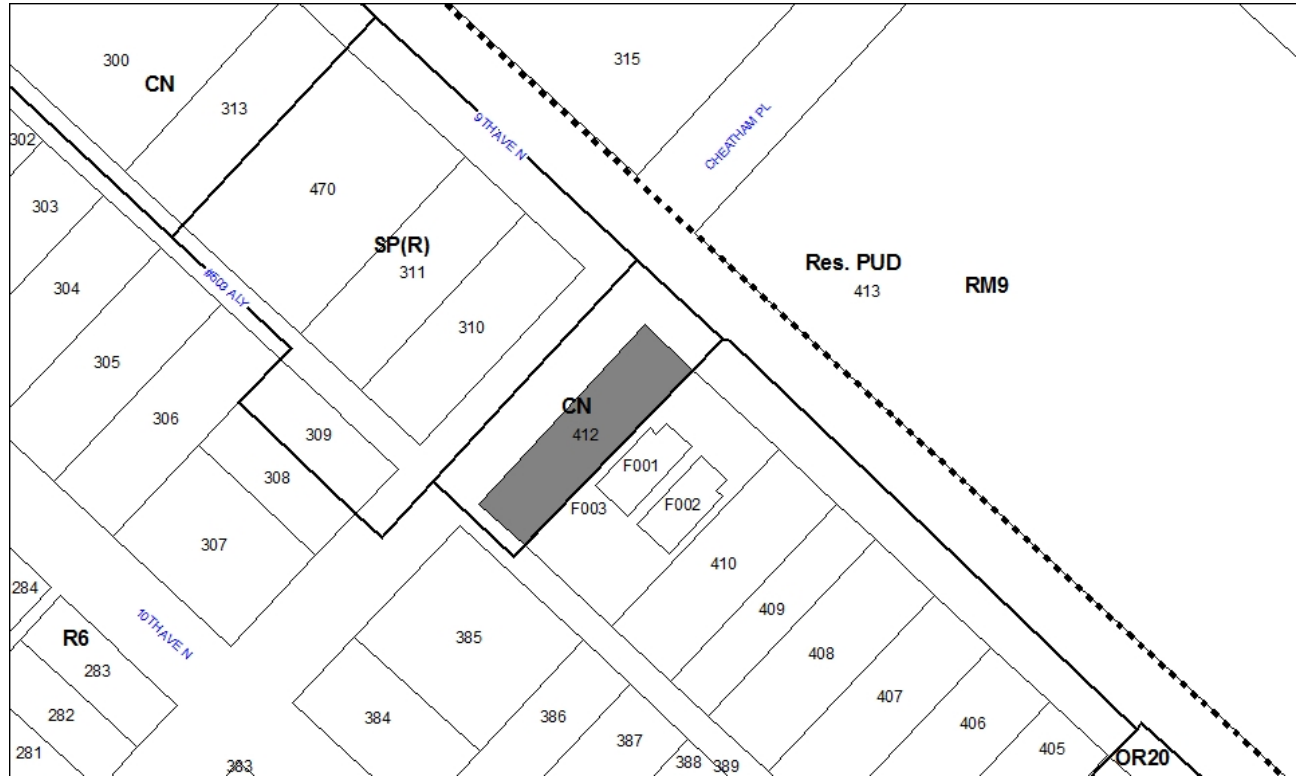
A request to rezone from Single-Family Residential (RS5) to Mixed Use Limited-A (MUL-A) zoning for property located at 603 26<sup>th</sup> Avenue North, approximately 285 feet north of Felicia Street (0.22 acres).

**STAFF RECOMMENDATION**

Staff recommends deferral of this item to the January 23, 2014 Planning Commission meeting. The applicant has requested this deferral so that the case could be heard at the same meeting as the associated community plan amendment.



# Metro Planning Commission Meeting of 01/09/2014



**2014Z-003PR-001**

Map 081-12, Parcel(s) 412  
08, North Nashville  
19 (Erica S. Gilmore)





<b>Project No.</b>	<b>Zone Change 2014Z-003PR-001</b>
<b>Council District</b>	19 – Gilmore
<b>School District</b>	1 – Gentry
<b>Requested by</b>	Joseph Perry, applicant and owner
<b>Staff Reviewer</b>	Cuthbertson
<b>Staff Recommendation</b>	<i>Approve</i>

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**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 9<sup>th</sup> Avenue North, at the southwest corner of 9<sup>th</sup> 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.

**Proposed 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 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 dwellings 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.



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### 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.



**Metro Planning Commission Meeting of 01/09/2014**

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<b>Project No.</b>	<b>Zone Change 2014Z-004PR-001</b>
<b>Council District</b>	5 – S. Davis
<b>School District</b>	5 – Kim
<b>Requested by</b>	Councilmember Scott Davis, applicant and Various, owners
<b>Staff Reviewer</b>	Cuthbertson
<b>Staff Recommendation</b>	<i>Approve</i>

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**APPLICANT REQUEST**

**Zone change from RS5 to RM15-A.**

Zone Change

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

**Existing Zoning**

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

**Proposed Zoning**

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

**CRITICAL PLANNING GOALS**

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

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

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

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



## Metro Planning Commission Meeting of 01/09/2014

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



## Metro Planning Commission Meeting of 01/09/2014

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.







**Project No.** 2014Z-005PR-001  
**Council District** 19 – Gilmore  
**School District** 1 – Gentry  
**Requested by** Priam Ventures, LLC, applicant  
Troylus, LLC, owner

**Staff Reviewer** Sajid  
**Staff Recommendation** *Approve*

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**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 6<sup>th</sup> Avenue North, at the southeast corner of 6<sup>th</sup> 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?



## Metro Planning Commission Meeting of 01/09/2014

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.

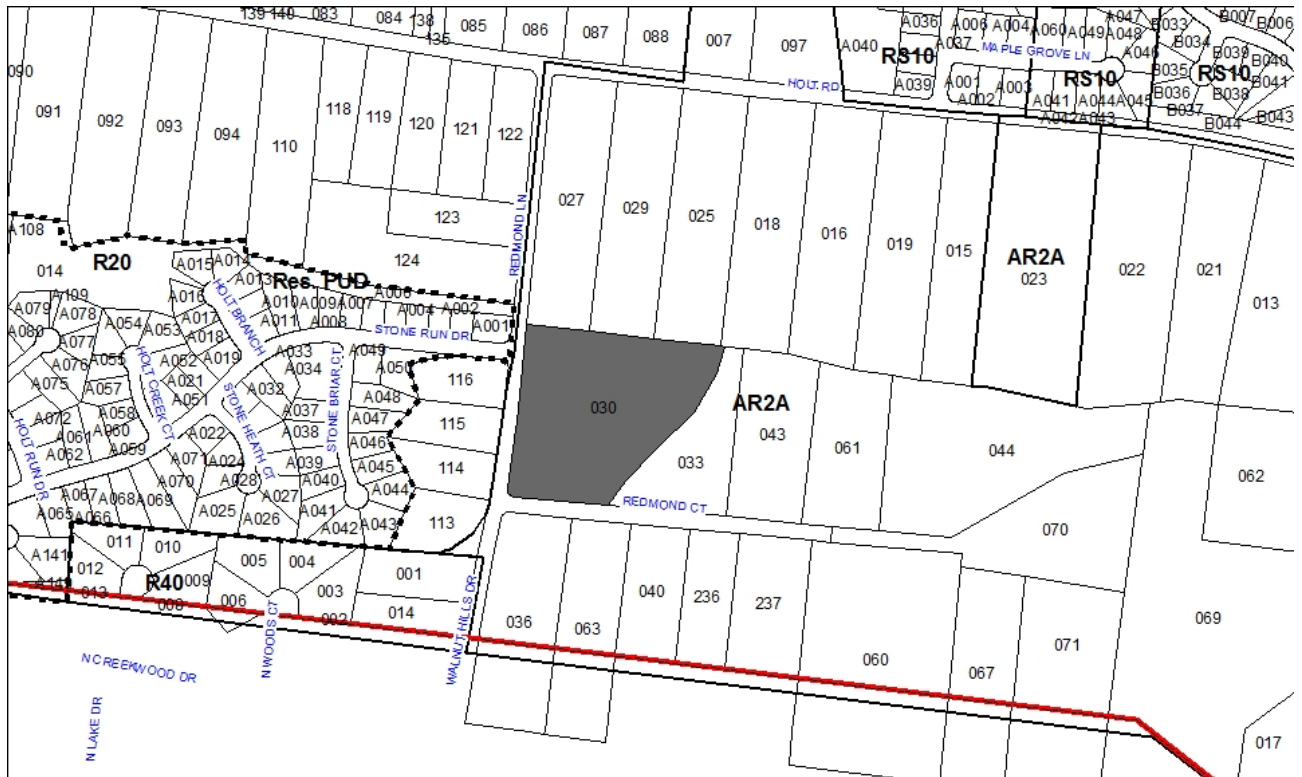


**Metro Planning Commission Meeting of 01/09/2014**

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# Metro Planning Commission Meeting of 01/09/2014



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



<b>Project No.</b>	<b>Zone Change 2014Z-006PR-001</b>
<b>Council District</b>	4 – Banks
<b>School District</b>	2 – Brannon
<b>Requested by</b>	Infill Nashville, applicant; Betsy Carroll, owner.
<b>Staff Reviewer</b>	Swaggart
<b>Staff Recommendation</b>	<i>Approve</i>

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**APPLICANT REQUEST**

**Zone change from AR2a to RS15.**

Zone Change

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

**Existing Zoning**

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

**Proposed Zoning**

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

**CRITICAL PLANNING GOALS**

N/A

**SOUTHEAST COMMUNITY PLAN**

**Existing Policy**

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

Natural Conservation (NCO) policy is intended for undeveloped areas with the presence of steep terrain, unstable soils, and floodway/floodplain. Low intensity community facility development and very low density residential development (not exceeding one dwelling unit per two acres) may be appropriate land uses.

Consistent with Policy?

Yes. The proposed RS15 is consistent with the RLM policy. The proposed RS15 district will permit residential uses with a density at the low end of the RLM policy. A small portion of the site in the northeast corner falls within NCO policy due to floodplain. This area of the site should be left in open space when this site is subdivided.



# Metro Planning Commission Meeting of 01/09/2014

## PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	6.65	0.5 D	3 L	29	3	4

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	6.65	2.47	19 L	154	12	17

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

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

## METRO SCHOOL BOARD REPORT

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

Projected student generation proposed RS15 district: 5 Elementary 4 Middle 3 High

The proposed RS15 zoning district could generate 10 more students than what is typically generated under the existing AR2a zoning district.

Students would attend Shwab Elementary School, Jere Baxter Middle School, and Maplewood High School. Shwab Elementary School is identified as being over capacity. There is capacity within the cluster for additional elementary students. This information is based upon data from the school board last updated September 2012.

### Fiscal Liability

The fiscal liability of 10 new elementary students is \$215,000 (10 X \$21,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

## STAFF RECOMMENDATION

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



**SEE NEXT PAGE**







<b>Project No.</b>	<b>Historic Bed and Breakfast Homestay Overlay 2014Z-007PR-001</b>
<b>Project Name</b>	<b>754 Benton Avenue Historic Bed and Breakfast Homestay Overlay District</b>
<b>Council District</b>	17 – Moore
<b>School District</b>	7 – Pinkston
<b>Requested by</b>	Gerry and Autumn Andrady, applicants and owners
<b>Staff Reviewer</b>	Cuthbertson
<b>Staff Recommendation</b>	<i>Approve</i>

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**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 Preservation District at 754 Benton Avenue, approximately 330 feet east of 8<sup>th</sup> 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.



## Metro Planning Commission Meeting of 01/09/2014

### 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.



## **Metro Planning Commission Meeting of 01/09/2014**

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.



# Metro Planning Commission Meeting of 01/09/2014



**2014Z-011PR-001**  
1310 FATHERLAND STREET  
Map 083-13, Parcel(s) 116  
East Nashville  
06 (Peter Westerholm)



<b>Project No.</b>	<b>Zone Change 2014Z-011PR-001</b>
<b>Project Name</b>	<b>1310 Fatherland Street</b>
<b>Council District</b>	6 – Westerholm
<b>School District</b>	5 – Kim
<b>Requested by</b>	Dale & Associates, applicant; D222, LLC, owner
<b>Staff Reviewer</b>	Sajid
<b>Staff Recommendation</b>	<i>Approve</i>

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**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 14<sup>th</sup> 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.



## **Metro Planning Commission Meeting of 01/09/2014**

### **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.

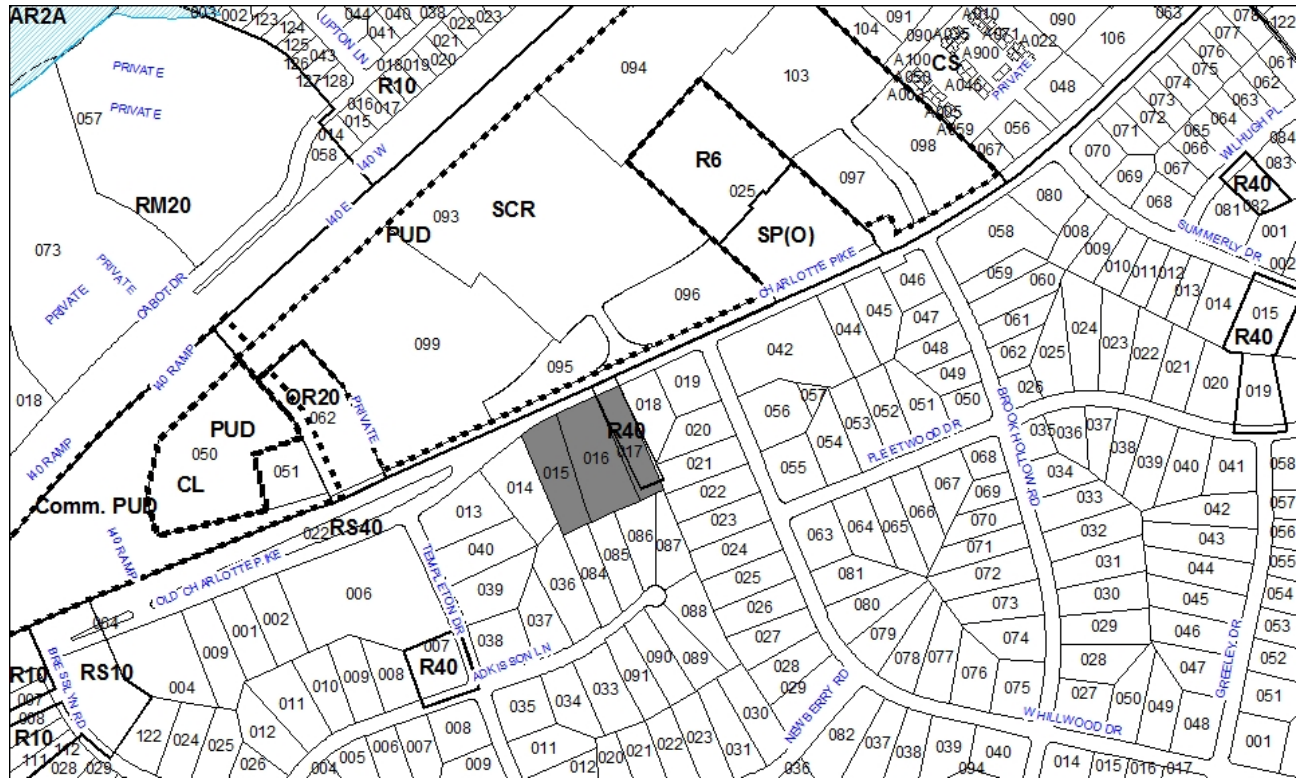


## **PLANNING COMMISSION ACTIONS**

- **Specific Plan (Final)**
- **Urban Design Overlays (Final)**
- **Planned Unit Developments (Final)**
- **Subdivision (Concept)**
- **Subdivision (Final)**



# Metro Planning Commission Meeting of 01/09/2014



**2013SP-048-001**  
HILLWOOD COURT AT NASHVILLE WEST  
Map 102-11, Parcel(s) 015-017  
07, West Nashville  
23 (Emily Evans)





**Project No.** Zone Change 2013SP-048-001  
**Project Name** Hillwood Court at Nashville West  
**Council District** 23 – Evans  
**School District** 9 – Frogge  
**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 Reviewer** Swaggart  
**Staff Recommendation** *Approve with conditions, including a housekeeping amendment to include parcel 15 in the Special Policy and disapprove without all staff conditions.*

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**APPLICANT REQUEST**

**Preliminary SP to permit 64 residential dwellings.**

Preliminary SP

A request to rezone from Single (RS40) and Two-Family Residential (R40) to Specific Plan – Mixed Residential (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.

**Existing Zoning**

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre. *RS40 would permit a maximum of 2 lots on approximately 3.06 acres.*

Two-Family Residential (R40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25 percent duplex lots. *R40 would permit a maximum of 1 duplex lot for a total of 2 units on approximately 0.98 acres.*

**Proposed Zoning**

Specific Plan-Mixed Residential (SP-MR) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes a mixture of housing types which include units that front on streets as well as units that front onto open space.

**CRITICAL PLANNING GOALS**

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





## Metro Planning Commission Meeting of 01/09/2014

This area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The request provides an additional housing option in the area and within the proposed development itself. Additional housing options are important to serve a wide range of people with different housing needs. The plan provides active open space and a sufficient sidewalk network connecting all parts of the development which foster active living and supports walkable neighborhoods. The plan will increase the density on the site. Density is an important factor for walkability and a strong public transportation system. Higher density areas typically foster walkability and better public transportation because housing, work and conveniences are located within a smaller area making them more assessable by foot and or public transportation. This site is directly across from the Nashville West Shopping Center, which will provide goods and services for future residents.

### **WEST NASHVILLE COMMUNITY PLAN**

#### **Existing Policy**

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

#### Special Policy Area (Infill Area 03)

The special policy recognizes areas along Charlotte Pike across from and in proximity to the Nashville West Shopping Center. The policy supports more intense residential infill development along Charlotte Pike. Any residential development should provide an adequate transition from the more intense Charlotte Pike corridor to the single-family residential areas off of the corridor.

#### Consistent with Policy?

Yes. The proposed SP is consistent with the T3 NM policy as well as the special policy that applies to the site. While the special policy applies to the majority of the site, it is not currently shown on parcel 15. Staff is recommending that because parcel 15 is proposed to be developed as part of a larger development of properties subject to the special policy; the T3NM policy allows what is proposed on parcel 15 in this SP since it is maintaining the surrounding character of the special policy. However, to make it clear in the West Nashville Community Plan, staff recommends a housekeeping amendment at a future date to include parcel 15 if this SP is approved by Council. The proposal provides for a more intense residential development pattern along Charlotte Pike. It also provides a transition from Charlotte Pike to the back of the site by providing detached units at the rear of the site adjacent to the single-family lots directly south of the site. The proposal includes Manor homes that are intended to look like large single-family homes. The special policy specifically recommends this housing type.

The plan provides for future connections to the east and the west. The area to the west is also within the T3 NM policy area, but it is not included within the special policy. The area directly west of the site to Templeton Drive would be appropriate for the extension of the special policy and similar development contemplated by the special policy. While the subject proposal does not include this area, the SP prepares the property to the west for future development similar to the



## **Metro Planning Commission Meeting of 01/09/2014**

current proposal. Because this area is along the busy Charlotte Pike corridor and directly across from Nashville West, then more intense residential uses would be more appropriate.

### **PLAN DETAILS**

The subject site is approximately 4.04 acres in size and consists of three individual properties. The site is located on the south side of Charlotte Pike between W. Hillwood Drive and Templeton Drive, directly across from Nashville West. The site is zoned for residential and consists of three single-family homes. There are numerous trees on the site and there is also a historic rock wall located along a portion of the site along Charlotte Pike.

#### Site Plan

The plan calls for 64 residential units with an overall density of approximately 15.8 units per acre. Units consist of 16 manor units, six carriage units and 42 cottage units. The 16 manor style units are located along Charlotte Pike. There is also a three unit attached cottage located along Charlotte. All units face Charlotte Pike, proposed new streets or open space with the exception of the carriage units which are located behind the manor style units.

Primary access is proposed from Charlotte via a new public street(s). There is also a 20' wide emergency access point along the eastern property line. The proposed street design provides for a future connection to the east as well as the west. All units are accessed from rear private alleys. The plan calls for roadway improvements along Charlotte Pike consisting of additional pavement, curb and gutter, six foot grass strip and eight foot sidewalk. The plan also preserves the existing historic wall located adjacent to Charlotte. Sidewalks are proposed along both sides of the proposed public streets.

A total 169 parking spaces are proposed (2.6 units per unit). The parking consists of onsite as well as offsite parking. The offsite parking consists of 21 parallel spaces. All units have either a one or two car garage which provides a total of 128 spaces. There are also 20 onsite surface spaces which are located behind the units.

Landscaping is shown throughout the development. Courtyards are landscaped and street trees are also proposed along the new public streets. The plan calls for some of the existing trees located along Charlotte Pike to be preserved through placement within tree-wells along the proposed sidewalk. A minimum ten foot wide landscape buffer is proposed along the southern property line adjacent to the adjoining single-family residential lots.

### **ANALYSIS**

As proposed the SP is consistent with the sites land use policies, and it also meets several critical planning goals. Higher density residential is appropriate at this site because it is adjacent to Charlotte Pike which is a very busy corridor and directly across from the Nashville West Shopping Center. Because of the intensity of development across the street from the subject site as well as along the Charlotte Pike corridor single-family residential is less appropriate. The proposed SP provides for higher density residential which is more appropriate adjacent to Charlotte Pike. The plan also provides a transition from the intense mixed-use corridor to the single-family area south of the site.

### **STORMWATER RECOMMENDATION**

**Approved with conditions**



## Metro Planning Commission Meeting of 01/09/2014

- A pipe network will be required along Charlotte Pike.
- All site discharges shall be to adequate conveyances.

### PUBLIC WORKS RECOMMENDATION

#### Conditions if approved

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Comply with conditions of MPW Traffic Engineer.
- All utilities are to be moved outside of the proposed sidewalk on Charlotte Pk.
- ROW must be dedicated prior to building permit signoff.
- Provide adequate sight distance at access driveway. Construct additional EB travel lane with transitions per AASHTO and MUTCD standards along Charlotte Pk frontage.

Maximum Uses in Existing Zoning District: **RS40**

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)	3.06	0.93 D	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.98	1.16 D	2 U*	20	2	3

\*Based on one two-family unit

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

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)	4.04	-	64 U	613	48	65

Traffic changes between maximum: **R40, RS40** and proposed **SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+60 U	+573	+44	+59

### WATER SERVICES RECOMMENDATION

#### Approved as preliminary only

Applicant must acquire construction plan approval by Final SP/Plat stage. Applicant must submit a revised availability study by Final SP stage, as they have increased the number of residential units from the original availability study (63 original, 64 now proposed). Applicant must also pay the required capacity fees by Final SP/Plat Stage.



## Metro Planning Commission Meeting of 01/09/2014

### METRO SCHOOL BOARD REPORT

**Projected student generation existing RS40/R40 district: 0 Elementary 0 Middle 0 High  
Projected student generation proposed SP-MR district: 4 Elementary 2 Middle 2 High**

The proposed SP-MR zoning district could generate 8 additional students. Students would attend Gower Elementary School, H.G. Hill Middle School, and Hillwood High School. H.G. Hill Middle School is identified as being over capacity and there is no additional capacity for Middle school students within the cluster. This information is based upon data from the school board last updated September 2012.

### Fiscal Liability

The fiscal liability of 2 new middle school students is \$52,000 (2 X \$26,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

### STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions, including a housekeeping amendment to include parcel 15 in the Special Policy, and disapproved without all staff conditions.

### CONDITIONS (If approved)

1. Permitted land uses shall be limited to 64 multi-family residential units.
2. Final architectural drawing must be approved by the Planning Department prior to final site plan approval.
3. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
6. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved



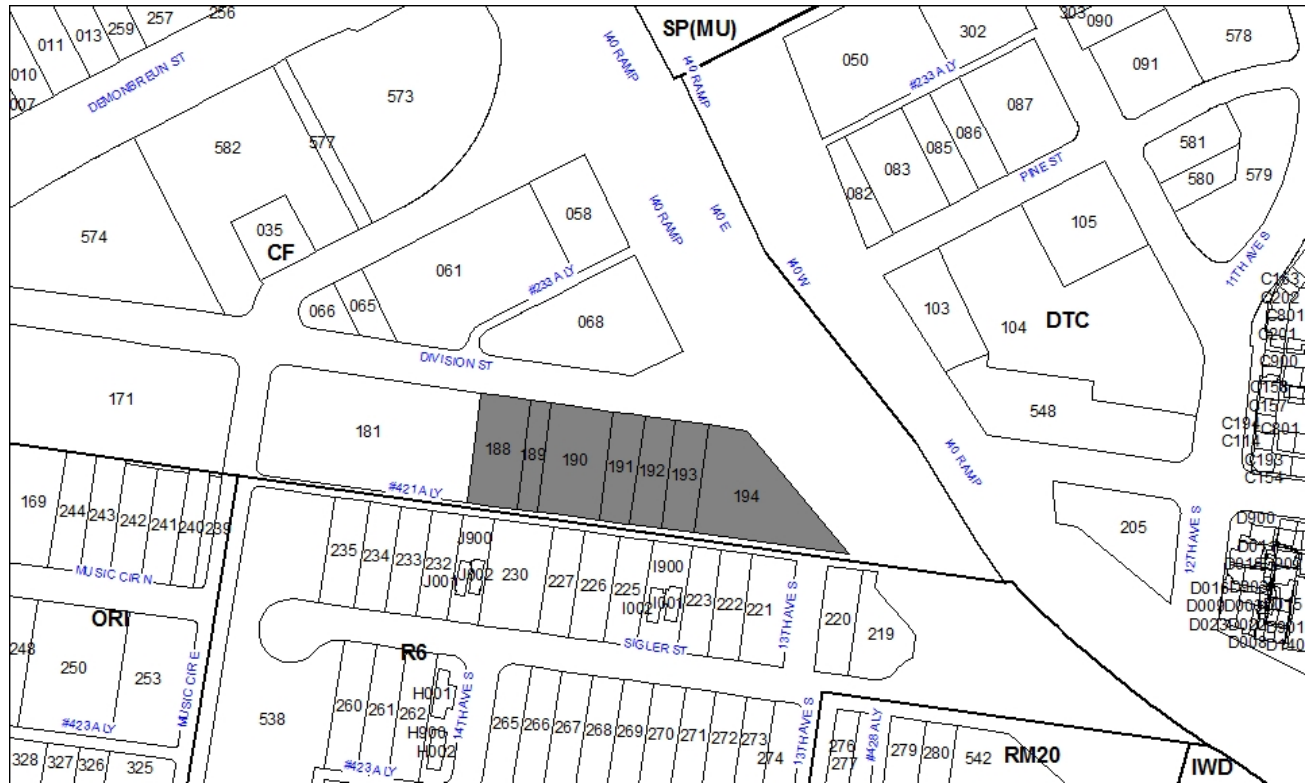
## **Metro Planning Commission Meeting of 01/09/2014**

by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

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



# Metro Planning Commission Meeting of 01/09/2014



**2001UD-002-005**  
MUSIC ROW UDO (CRESCENT BLUEBIRD)  
Map 093-13, Parcel(s) 188-194  
Green Hills - Midtown  
19 - Erica S. Gilmore





<b>Project No.</b>	<b>UDO Minor Modification</b>
	<b>2001UD-002-005</b>
<b>Project Name</b>	<b>Crescent Bluebird – Music Row UDO</b>
<b>Council District</b>	19 – Gilmore
<b>School District</b>	5 – Kim
<b>Requested by</b>	Lord Aeck Sargent, Inc., applicant; Crescent Acquisitions, LLC, owner
<b>Staff Reviewer</b>	Collins
<b>Staff Recommendation</b>	<i>Approve with conditions</i>

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**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 17<sup>th</sup> Avenue South.

**CRITICAL PLANNING GOALS**

- N/A

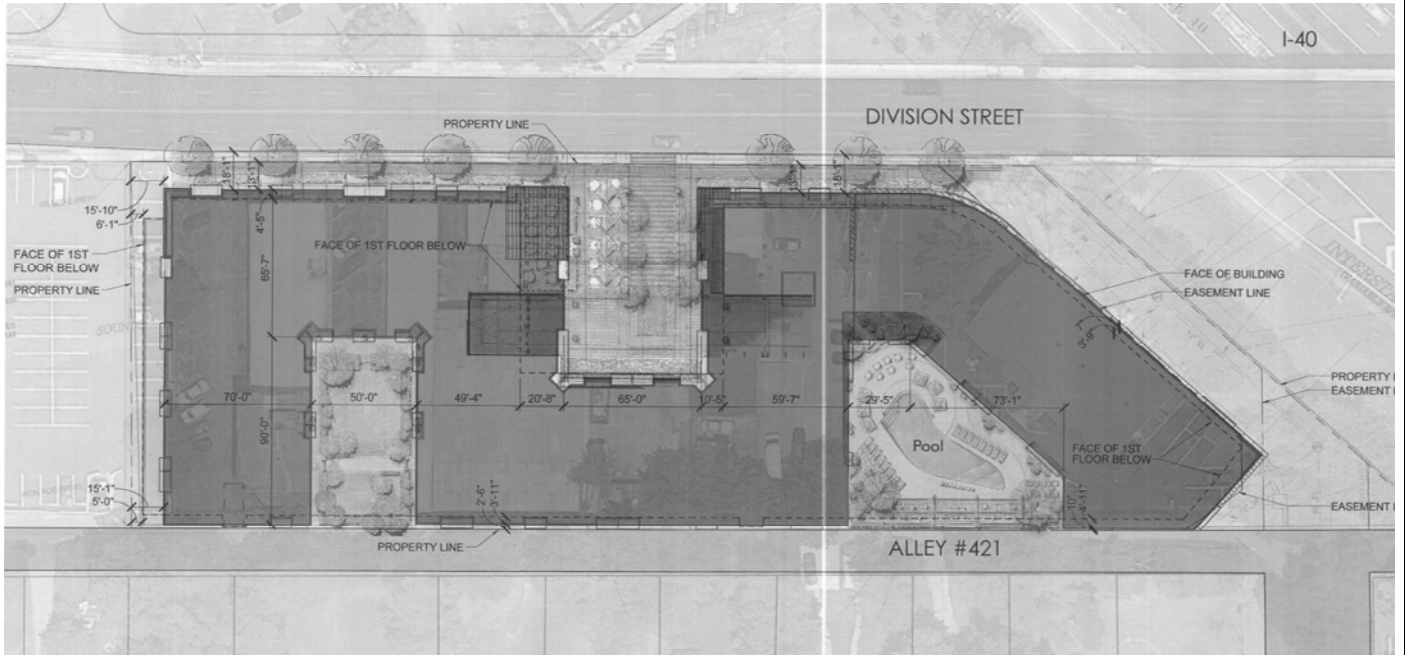
**GREEN HILLS - MIDTOWN COMMUNITY PLAN – EDGEHILL DNDP**

**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.



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### UDO Plan

**(This plan is for information only. This request is for a height modification only, not final site plan approval. Final Site Plan must be submitted separately)**



# Metro Planning Commission Meeting of 01/09/2014

## 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.

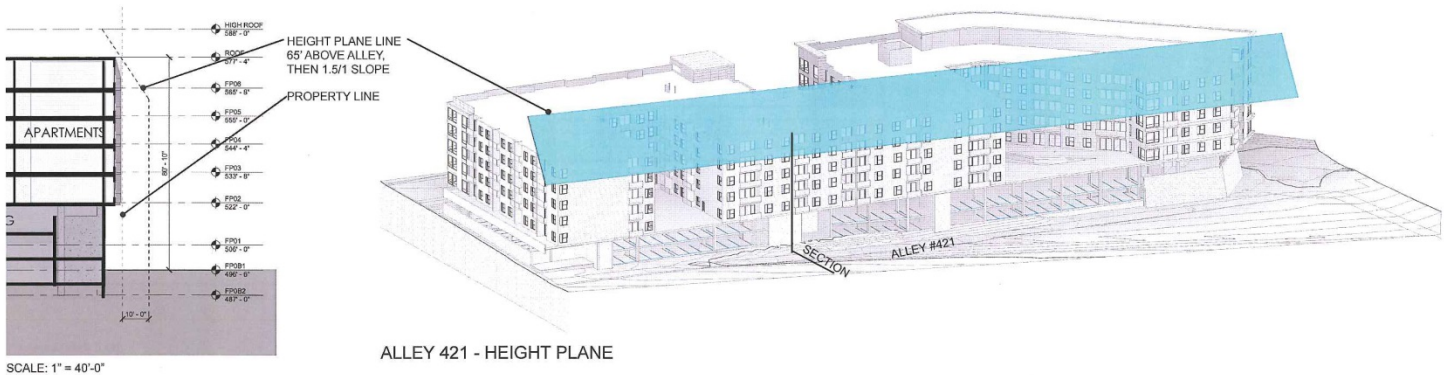
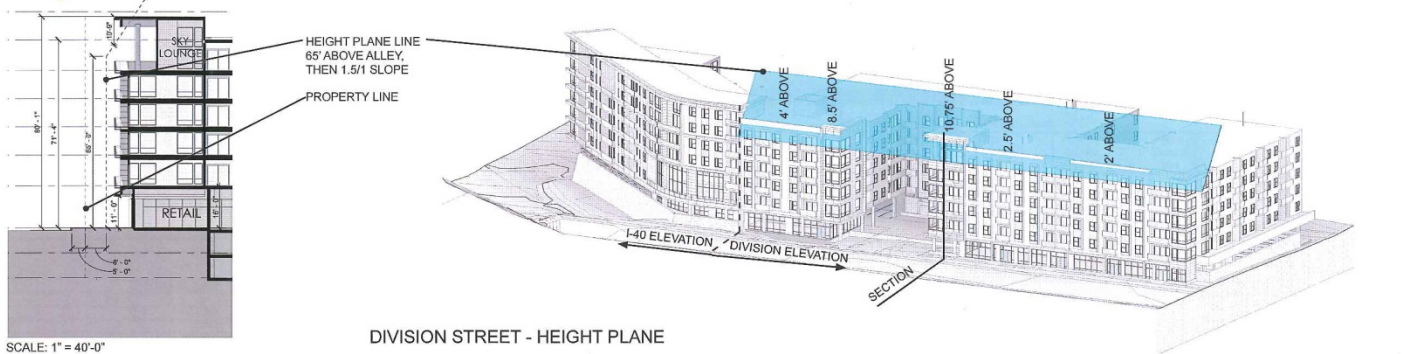
## MODIFICATION REQUEST DETAILS

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*



## **Metro Planning Commission Meeting of 01/09/2014**

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.



**Metro Planning Commission Meeting of 01/09/2014**

**SEE NEXT PAGE**



# Metro Planning Commission Meeting of 01/09/2014



**46-83P-002**  
METROPOLITAN AIRPORT CENTER (RACEWAY)  
Map 108-01, Parcel(s) 063  
Donelson - Hermitage  
15 - Phil Claiborne



<b>Project No.</b>	<b>Planned Unit Development 46-83P-002</b>
<b>Project Name</b>	<b>Metro Airport Center (Raceway)</b>
<b>Council District</b>	15—Claiborne
<b>School District</b>	04—Shepherd
<b>Requested by</b>	LeCraw Engineering, Inc., applicant; Racetrac Petroleum, Inc., owner
<b>Staff Reviewer</b>	Logan
<b>Staff Recommendation</b>	<i>Defer to the January 23, 2014, Planning Commission meeting without approval from Water Services, or approve with conditions if approval is received prior to the meeting.</i>

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**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**

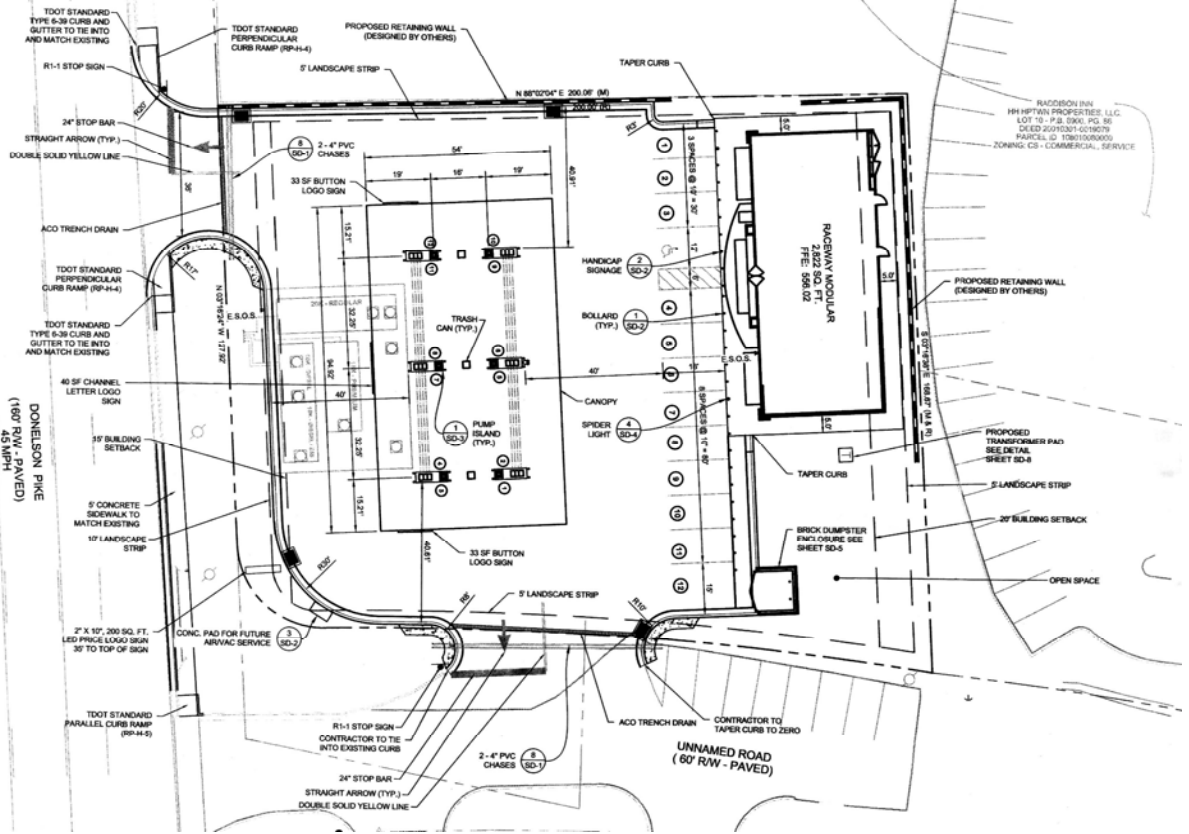
This is a request to revise the preliminary plan and for final site plan approval for parcel 063 of the Metropolitan Airport Center Planned Unit Development. The development is located on Donelson Pike, just north of the I-40 interchange and the airport. The site currently is being used for automobile 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.



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Proposed PUD Plan





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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



## **Metro Planning Commission Meeting of 01/09/2014**

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.

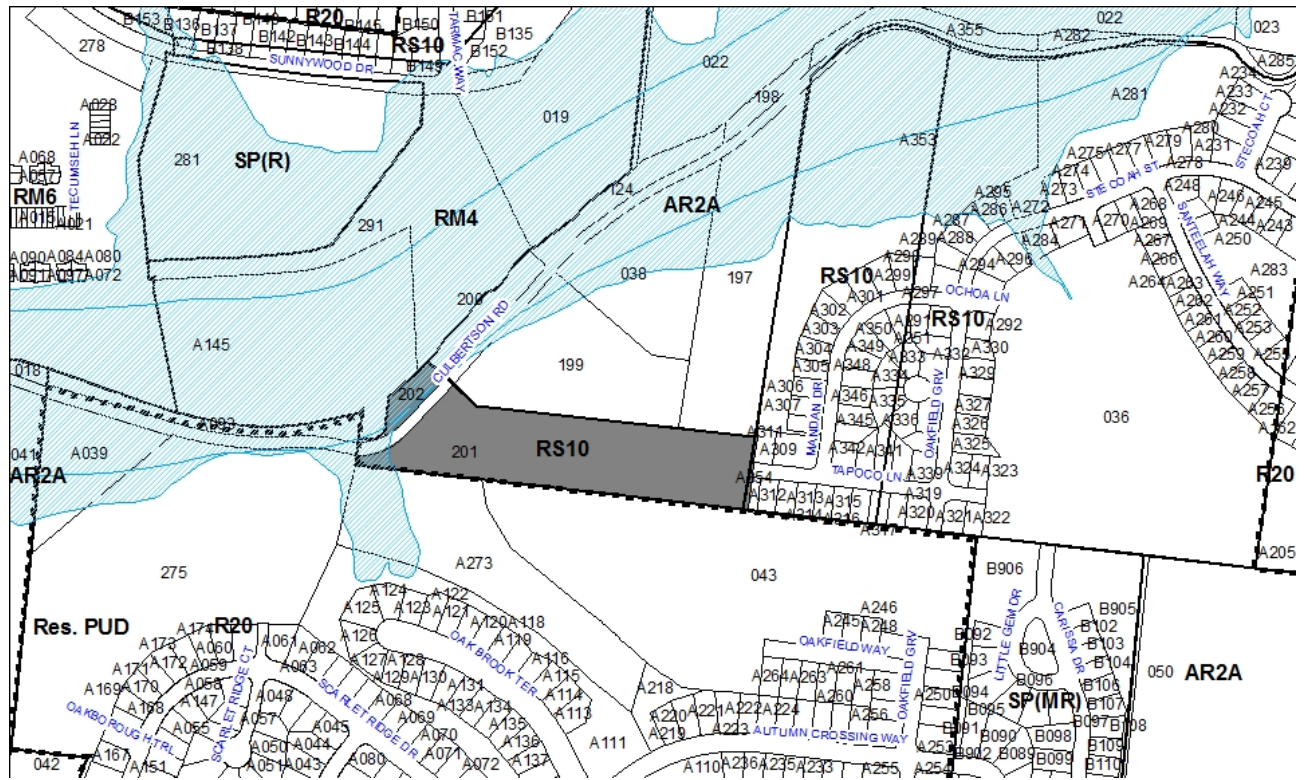


## **Metro Planning Commission Meeting of 01/09/2014**

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.



# Metro Planning Commission Meeting of 01/09/2014



**2014S-002-001**  
**CULBERTSON VIEW**  
Map 181, Parcel(s) 201-202  
12, Southeast  
31 (Fabian Bedne)



**Project No.** 2014S-002-001  
**Project Name** Culbertson View  
**Council District** 31 – Bedne  
**School District** 2 – Brannon  
**Requested by** Anderson, Delk, Epps & Associates, Inc, applicant  
SAF Properties, owner

**Staff Reviewer** Sajid  
**Staff Recommendation** *Approve with conditions*

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**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

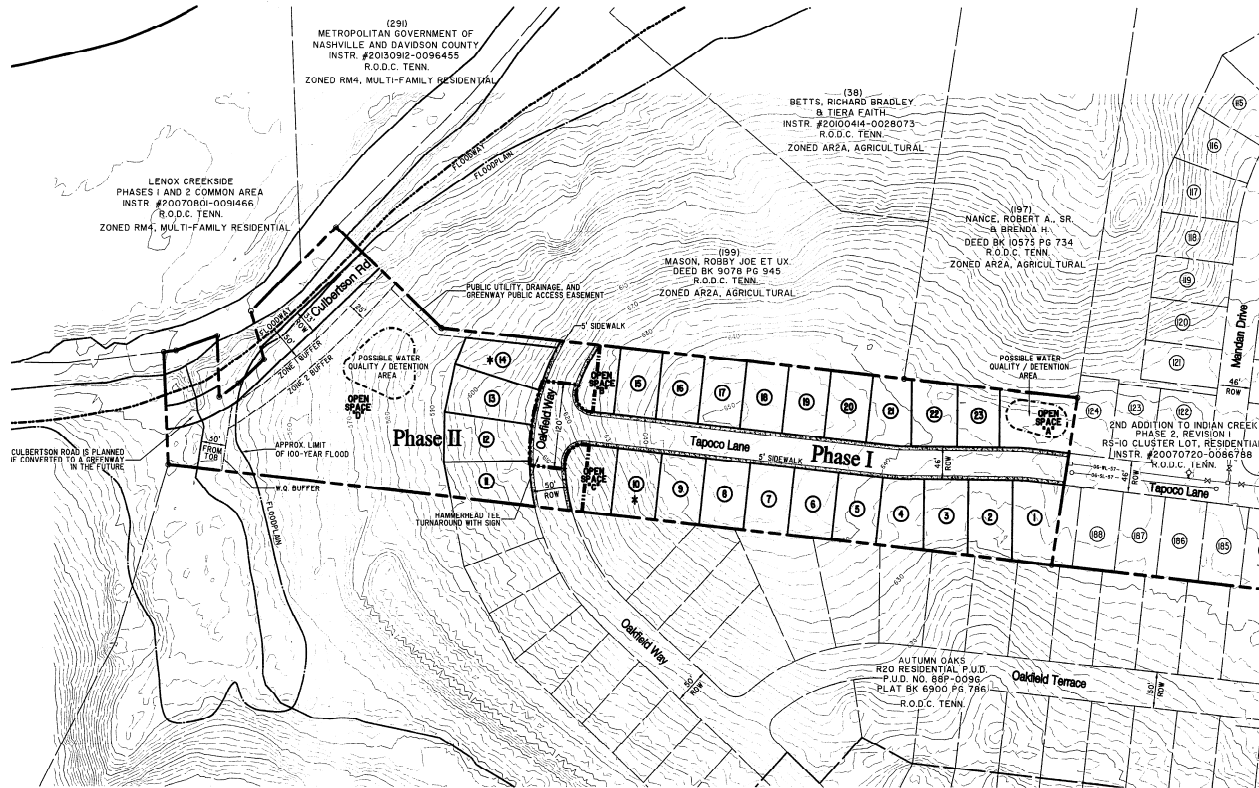
The proposed plan calls for 23 new single-family residential lots with a density of 3.4 dwelling units per acre. The maximum number of lots that could be created for the cluster option is 24. The cluster option, however, will allow the lots to be shifted eastward to avoid natural site constraints and 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



# Metro Planning Commission Meeting of 01/09/2014



**Proposed Subdivision**



## **Metro Planning Commission Meeting of 01/09/2014**

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.