

Metropolitan Planning Commission



Staff Report

June 13, 2013



Metro Planning Commission Meeting of 6/13/13

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.



Metro Planning Commission Meeting of 6/13/13



2013SP-020-001
906 BOSCOBEL (PRELIMINARY AND FINAL)
Map 082-16, Parcel(s) 348
East Nashville
06 - Peter Westerholm



Project No.	Zone Change 2013SP-020-001
Project Name	906 Boscobel (Preliminary and Final)
Council District	6 – Westerholm
School District	5 – Kim
Requested by	Daniel Fell, applicant for Damon Frazee, owner
Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer Indefinitely</i>

APPLICANT REQUEST

Permit one single-family residence, or a two-family residence (attached or detached).

Preliminary and Final SP

A request to rezone from One and Two-Family Residential (R8) to Specific Plan –Residential (SP-R) and for final site plan for property located at 906 Boscobel Street, approximately 175 feet east of South 9th Street and located within the Edgefield Historic Preservation District (0.2 acres), to permit up to two detached residential dwelling units.

STAFF RECOMMENDATION

The applicant has requested that this application be deferred indefinitely.



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2012Z-028PR-001
EASTLAND AVENUE
Map 083-06, Parcel(s) 380-386
East Nashville
06 - Peter Westerholm



Project No.
Council District
School District
Requested by

Zone Change 2012Z-028PR-001
6 – Westerholm
5 – Kim
Phillip Willis, Marissa Tortora, Christopher and Julie Morris, William Morris, Amy Lynn Burch, Jeffrey and Mary Catherine Pernell, Normand Parenteau, and Ruby Cook, applicants and owners

Staff Reviewer
Staff Recommendation

Cuthbertson
Approve

APPLICANT REQUEST
Zone Change from R6 to MUN-A.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Mixed Use Neighborhood - Alternative (MUN-A) zoning for properties located at 1916, 1918, 1920, 2000, 2002, 2004 and 2006 Eastland Avenue, opposite Scott Avenue (1.09 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 typically at an overall density of 7.71 dwelling units per acre. As the seven subject lots were all created prior to August, 1984 all of them could qualify as duplex lots. *R6 would permit a maximum of 7 lots with 7 duplex lots for a total of 14 units.*

Proposed Zoning

Mixed Use Neighborhood-Alternative (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
- Supports Infill Development

The MUN-A zoning district is a zoning district that was created to implement the Community Character policies. One primary goal of these policies is the improvement of the pedestrian realm. This district requires the placement of new buildings along street frontages and the placement of parking away from street frontages, which will strengthen the design of the street frontage to promote pedestrian activity. The MUN-A zoning district will permit a mix of uses on the property, broadening the development and reuse potential of the site.

EAST NASHVILLE COMMUNITY PLAN

Neighborhood Center (NC) is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize. Appropriate uses include single and multi-family residential, public benefit activities and



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small scale office and commercial uses. 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 MUN-A zoning district is consistent with the proposed Neighborhood Center policy as it enables a variety of low intensity uses (commercial, office and residential) on the property at a neighborhood scale. The alternative zoning district is also appropriate for implementing the design principles of the Neighborhood Center policy, which encourages shallow building setbacks and a pedestrian orientation at the street level with on-site parking located behind or beside buildings.

ANALYSIS

Seven parcels are included in this zone change application. Each parcel has a separate owner and contains a single-family dwelling. The properties are located on an arterial street, Eastland Avenue, on the eastern edge of an existing and developing neighborhood center. The properties separate the neighborhood center from a residential neighborhood to the south and east.

Currently, all but one of the subject parcels is utilized as a single-family dwelling. One of the properties is occupied by a non-residential use.

The MUN-A district allows for each of the residential structures to continue as single-family dwellings, or to be re-purposed as non-residential uses. Reuse of the homes for non-residential purposes would require compliance with applicable zoning standards including parking, landscaping and signage.

The MUN-A district will also allow redevelopment of the properties. Each lot could redevelop separately, or the seven lots could be consolidated into one development. Redevelopment would require compliance with all applicable zoning standards including the build-to requirement, parking behind buildings, landscaping, sidewalks and signage.

The subject properties are the only remaining single-family residential parcels located in the surrounding Neighborhood Center policy area; all other properties within this contiguous policy area have been developed or are developing as non-residential or mixed use including the Walden SP which extends west to North 18th Street.

PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

HISTORICAL COMMISSION RECOMMENDATION

Staff of the MHZC support rezoning of these properties if a neighborhood conservation zoning overlay is also obtained, that will protect the historic character of this portion of the neighborhood.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.02	7.71D	8 U*	77	6	9

*Based on one duplex unit



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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
General Retail (814)	1.02	0.6 F	26,658 SF	1,180	22	86

Traffic changes between maximum: **R6** 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
-	-	-	-	+1,103	+16	+77

SCHOOL BOARD REPORT

Projected student generation existing **R6** district: **2** Elementary **1** Middle **1** High

Projected student generation proposed **MUN-A** district: **4** Elementary **2** Middle **1** High

The proposed MUN-A zoning district could generate 3 more students than what could be generated under the existing R6 zoning district. Students would attend Warner Elementary School, Bailey Middle School, and Stratford High School.

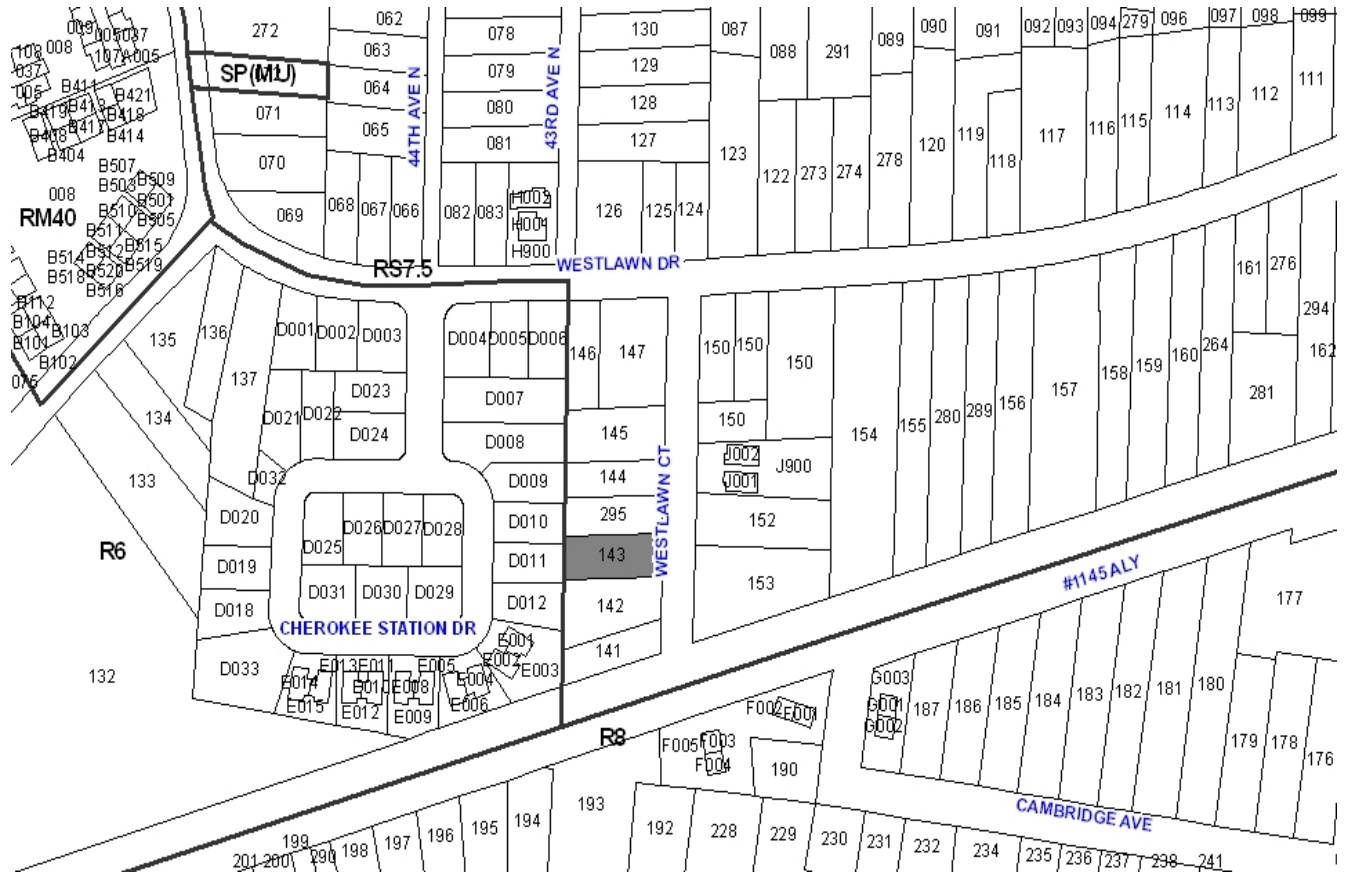
None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends approval of the MUN-A zoning district as it is consistent with and will implement the design principles of the Neighborhood Center policy.



Metro Planning Commission Meeting of 6/13/13



2013Z-017PR-001
15 WESTLAWN COURT
Map 103-08, Parcel(s) 143
West Nashville
24 - Jason Holleman



Project No.	Zone Change 2013Z-017PR-001
Council District	24 – Holleman
School District	9 – Frogge
Requested by	Music City Development Group, applicant for John Bozarth and Susan Carlisle, owners
Staff Reviewer	Swaggart
Staff Recommendation	Approve

APPLICANT REQUEST

Zone change from RS7.5 to R8.

Zone Change

A request to rezone from Single-Family Residential (RS7.5) to One and Two-Family Residential (R8) zoning for property located at 15 Westlawn Court, approximately 350 feet south of Westlawn Drive (0.19 acres).

Existing Zoning

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

Proposed Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 1 duplex lot for a total of 2 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development

This zone change will permit an additional residential unit within an area already served by infrastructure and services.

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.

The policy also offers additional guidance for the area in which this property is located. The policy states, “Existing two-family homes should be preserved. Additional two family homes that complement the massing, spacing and setbacks of surrounding single family homes may be considered in strategic locations (such as prominent corridors, on corner parcels and near centers), in a dispersed pattern and in a manner that does not significantly alter the overall mix of housing types.”



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Consistent with Policy?

Yes. Staff finds that the proposed R8 zoning district, which would permit a two-family dwelling where one single-family dwelling is currently permitted, is consistent with the T4 NM policy of the West Nashville Community Plan. The property is on a dead-end street that contains one existing two-family unit. An additional two-family unit will permit more density at a location that will not have a negative impact on the surrounding neighborhood.

METRO SCHOOL BOARD REPORT

Based on data from the Metro School Board last updated September 2012, the proposed R8 zoning district will not generate additional students from what is generated by the existing RS7.5 zoning district.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.19	-	1 L	10	1	2

Maximum Uses in Proposed Zoning District: **R8**

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)	0.19	3 F	2 U*	29	3	4

*Based on one duplex unit

Traffic changes between maximum: **RS7.5 and proposed R8**

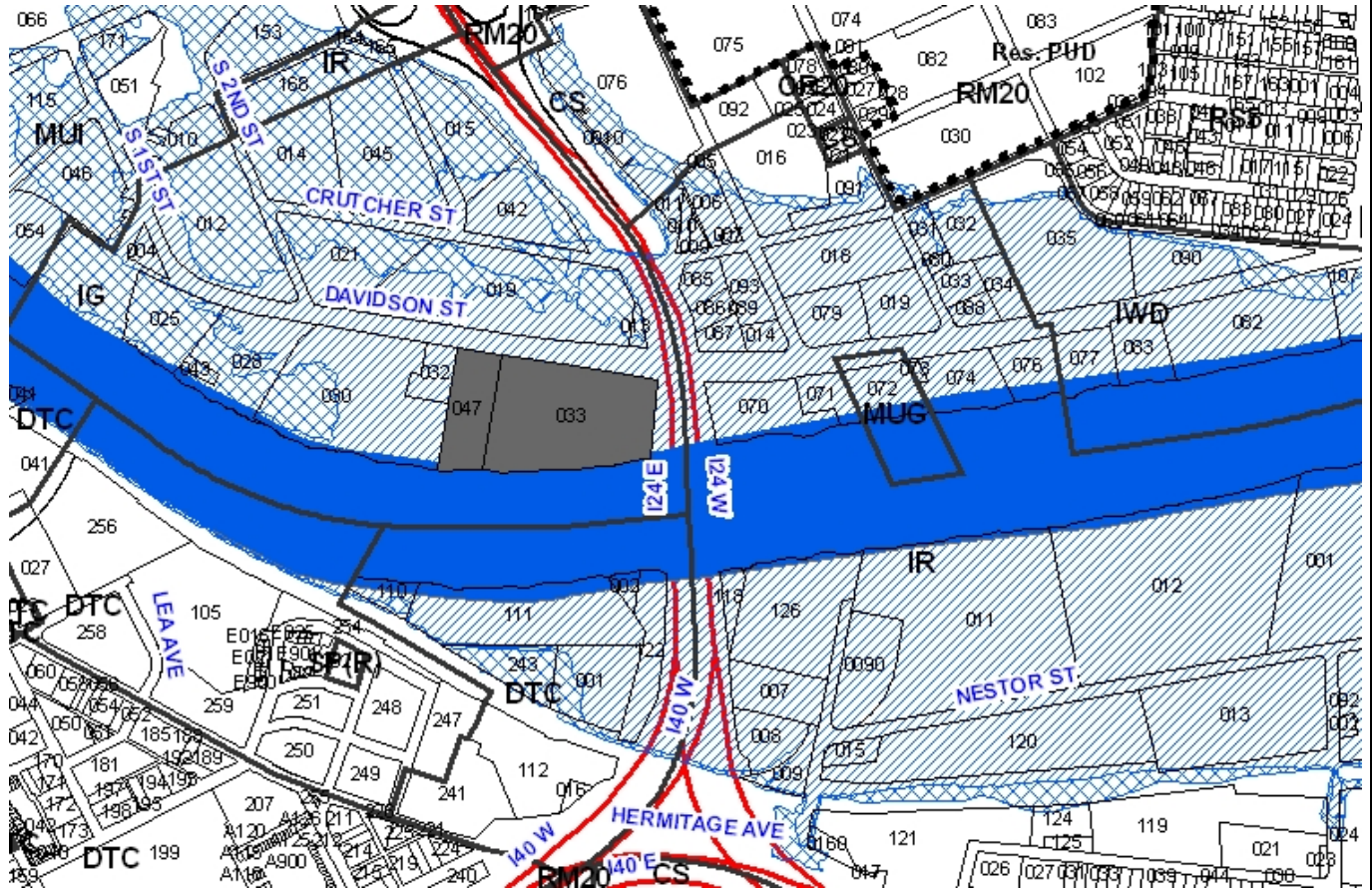
Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1	+19	+2	+2

STAFF RECOMMENDATION

Staff recommends approval. The proposed R8 zoning district is consistent with the T4 Neighborhood Maintenance policy.



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2013Z-018PR-001
400 DAVIDSON STREET
Map 093-07, Parcel(s) 033, 047
Downtown
06 - Peter Westerholm



Project No.	Zone Change 2013Z-018PR-001
Council Bill	BL2013-474
Council District	6 – Westerholm
School District	5 – Kim
Requested by	Jones, Hawkins & Farmer, PLC, applicants; Nashville Storage Center, LLC, owner
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Zone change from IG to MUI-A.

Zone Change

A request to rezone from Industrial General (IG) to Mixed Use Intensive – Alternative (MUI-A) zoning for properties located at 400 Davidson Street and I-24 and located within the Floodplain Overlay District (10.37 acres).

Existing Zoning

Industrial General (IG) is intended for a wide range of intensive manufacturing uses.

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices

The MUI-A zoning district is a zoning district that was created to implement the Community Character policies. One primary goal of these policies is the improvement of the pedestrian realm. This district requires the placement of new buildings along street frontages and the placement of parking away from street frontages, which will strengthen the design of the street frontage to promote pedestrian activity. The MUI-A zoning district permits a range of housing types, including higher density housing.

DOWNTOWN COMMUNITY PLAN

Detailed Policy

Mixed Use (MxU) 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.



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Structure Plan Policy

Downtown Neighborhood (DN) policy applies to those parts of Downtown where intense, mixed use development that includes a significant residential component is desired. The development should be created at a scale less intense than the Downtown Core. Downtown Neighborhood policy is only used in the *Downtown Community Plan: 2007 Update* in many of the seventeen Downtown neighborhoods. Each neighborhood has its own unique character and intended development pattern, which are further defined in each neighborhood's Building Regulating Plan, found in the *Downtown Community Plan: 2007 Update*.

The Downtown Community Plan provides a long term vision for the downtown area including the East Bank South neighborhood containing the subject site. While the surrounding area is currently characterized by moderate to heavy industrial uses and zoned accordingly the Downtown Community Plan envisions a future characterized by intense mixed use development including a heavy residential component. The Community Plan intends to guide the future use of land within Downtown.

The 2007 Downtown Community Plan initially indicates a Water designation with flanking Parks, Reserves and Other Open Space designation over the eastern two-thirds of the subject property. The policy was intended to accommodate a proposed Riverfront Redevelopment Canal flanked by greenways through the East Bank. The Community Plan provides an alternate policy of Mixed Use in the event that organization and funding for the planned canal has not been established. As organization and funding for the canal has not been established for the East Bank the policy for the property is Mixed Use.

Consistent with Policy?

Yes, the proposed MUI-A district is consistent with the Mixed Use in Downtown Neighborhood policy. The proposed MUI-A district enables a broad mixture of uses including high density residential and intense commercial. The proposed zoning district allows for a building with a vertical composition with commercial uses located at the street level with multiple levels of office or residential uses on upper floors.

The MUI-A is also an appropriate district for implementing the design principles of the Mixed Use in Downtown Neighborhood policy, which encourages shallow building setbacks and a pedestrian orientation at the street level with on-site parking located behind or beside buildings.

ANALYSIS

A large scale warehouse building occupies the majority of the subject property. The site is surrounded by industrial land uses property to the north and west. Interstate 24 forms the site's east boundary and the Cumberland River forms the southern boundary.

The existing warehouse building can be re-purposed for uses permitted in the MUI-A district. However, because the building on the site is located within the floodplain, if it is improved by more than 50% of its current value or expanded beyond 25% of its current size, the building and improvements will have to comply with stormwater requirements for minimum elevation above the floodplain. Complete redevelopment of the site would require compliance with all Metro Stormwater requirements.



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The zoning code contains a requirement to preserve fifty percent of the natural floodplain area undisturbed and in its original, natural state, however, the code exempts property that is already developed as well as property zoned both IG and MUI-A. Those properties do remain subject to Stormwater management requirements upon (re)development.

PUBLIC WORKS RECOMMENDATION

Traffic study may be required at time of (re)development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Heavy Manufacturing (120)	7.87	0.6 F	205,690 SF	309	106	141

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	7.87	5 F	1,714,086 SF	11,895	1,822	1,999

Traffic changes between maximum: **IG** and proposed **MUI-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+11,586	+1,716	+1,858

SCHOOL BOARD REPORT

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

Projected student generation proposed **MUI-A** district: **7** Elementary **5** Middle **7** High

The proposed MUI-A zoning district could generate 19 more students than what could be generated under the existing IG zoning district. Students would attend Glenn Elementary School, Baxter Middle School, and Maplewood High School.

None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends approval of the MUI-A zoning district as it is consistent with and will positively implement the design principles of the Mixed Use in Downtown Neighborhood policy.



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2013Z-019PR-001
 5516 KENTUCKY AVENUE
 Map 091-06, Parcel(s) 305
 West Nashville
 20 - Buddy Baker



Project No.	Zone Change 2013Z-019PR-001
Council District	20 – Baker
School District	1 – Gentry
Requested by	Ritzen Group, applicant; Stan Kinslow, owner
Staff Reviewer	Johnson
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Zone change from CN to RM15-A.

Zone Change

A request to rezone from Commercial Neighborhood (CN) to Multi-Family Alternative (RM15-A) zoning for property located at 5516 Kentucky Avenue, approximately 115 feet east of 56th Avenue North (0.21 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

Multi-Family Residential (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 3 units on this site.*

CRITICAL PLANNING GOALS

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

The proposed RM15-A zoning district supports a variety of residential building types with the intent to preserve the character of the surrounding neighborhood in terms of building and parking layout. These requirements are also intended to improve the street frontage for pedestrian movement. Development will occupy a currently vacant site that is served by existing infrastructure.

WEST NASHVILLE COMMUNITY PLAN

T4 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.



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Consistent with Policy?

Yes. The T4 NM policy is a residential policy. The RM15-A district is consistent with this policy in terms of density and building form. The policy recommends densities up to 20 dwelling units per acre. The zoning district RM15-A will require the placement of buildings along the street frontage, which is consistent with the existing character of residential development of the surrounding area.

The site is vacant and previously contained a single-family dwelling. It is located within a portion of an existing block that is zoned Commercial Neighborhood. The existing commercial zoning has existed since the 1970s and remains under-utilized, as only one of the three properties in this portion of the block is occupied by a commercial use. The adjacent property at the corner of Kentucky Avenue and 56th Avenue houses a convenience market. The adjacent CN-zoned property to the east of the site is occupied by a single-family dwelling. Except for one property at the corner of Morrow Road and Kentucky Avenue, the remainder of the block and the surrounding neighborhood are zoned R6 for single-family and duplex uses. Other opportunities for commercial development are available nearby along 51st Avenue to the east and 57th Avenue to the northeast, where CS zoning exists.

This parcel would permit up to three dwelling units if zoned RM15-A. While the multi-family zoning is denser than surrounding R6 zoning, it will serve as an appropriate transition from commercial uses at 56th and Kentucky to One and Two-Family Residential uses in the neighborhood. Additionally, the permitted density of the RM15-A district would be similar to the existing density on surrounding lots. A four-unit building and several duplexes on relatively small lots already exist on the same block. Several duplexes are also located across the street on Kentucky Avenue.

PUBLIC WORKS RECOMMENDATION

Traffic study may be required at time of development.

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
General Retail (814)	0.21	0.25 F	2,286 SF	137	7	27

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 (230)	0.21	15 D	3 U	26	3	3

Traffic changes between maximum: CN 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
-	-	-	-	-113	-4	-24



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SCHOOL BOARD REPORT

Because the proposed RM15-A zoning district will permit a maximum of only three dwellings, the Metro School Board does not assume an increase in student generation with this zone change request.

STAFF RECOMMENDATION

Staff recommends approval of the RM15-A zoning district. This district is consistent with the intent of the T4 Neighborhood Maintenance policy to allow a range of residential uses that are consistent with the existing development pattern of the surrounding area.



Project No.	Zone Change 2013Z-020PR-001
Council District	2 – Harrison
School District	1 – Gentry
Requested by	Minesh Deva, applicant; SEV Metrocenter IV, LLC, owner
Staff Reviewer	Johnson
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Zone change from IWD to MUL.

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed Use Limited (MUL) zoning for property located at 270 Venture Circle, approximately 420 feet east of Athens Way (2.17 acres).

Existing Zoning

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices

The proposed MUL zoning district will allow for the reuse of an existing site for commercial, including a hotel, and/or residential land uses. Use of the site for residential development would support existing development by placing residents in proximity to potential jobs in an existing employment center.

NORTH NASHVILLE COMMUNITY PLAN

District-Office Concentration (D-OC) policy is intended to preserve, enhance, and create Districts where office use is predominant and where opportunities for the addition of complementary uses are present. The development and redevelopment of such Districts occurs in a manner that is complementary of the varying character of surrounding communities as characterized by development patterns, building form, land use, and associated public realm.

Consistent with Policy?

Yes. The D-OC policy recommends the transition of this portion of Metro Center from light industrial uses to office uses with a mixture of commercial and residential uses. The proposed MUL zoning district would implement this recommendation by permitting the uses intended by the North Nashville Community Plan.



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PUBLIC WORKS RECOMMENDATION

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	2.17	0.8 F	75,620 SF	1,076	150	164

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	2.17	1.0 F	94,525 SF	7,828	187	541

Traffic changes between maximum: **IWD** and proposed **MUL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+6,752	+37	+377

SCHOOL BOARD REPORT

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

Projected student generation proposed **MUL** district: 2 Elementary 1 Middle 1 High

The proposed MUL zoning district could generate 4 more students than what could be generated under the existing IWD zoning district. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School.

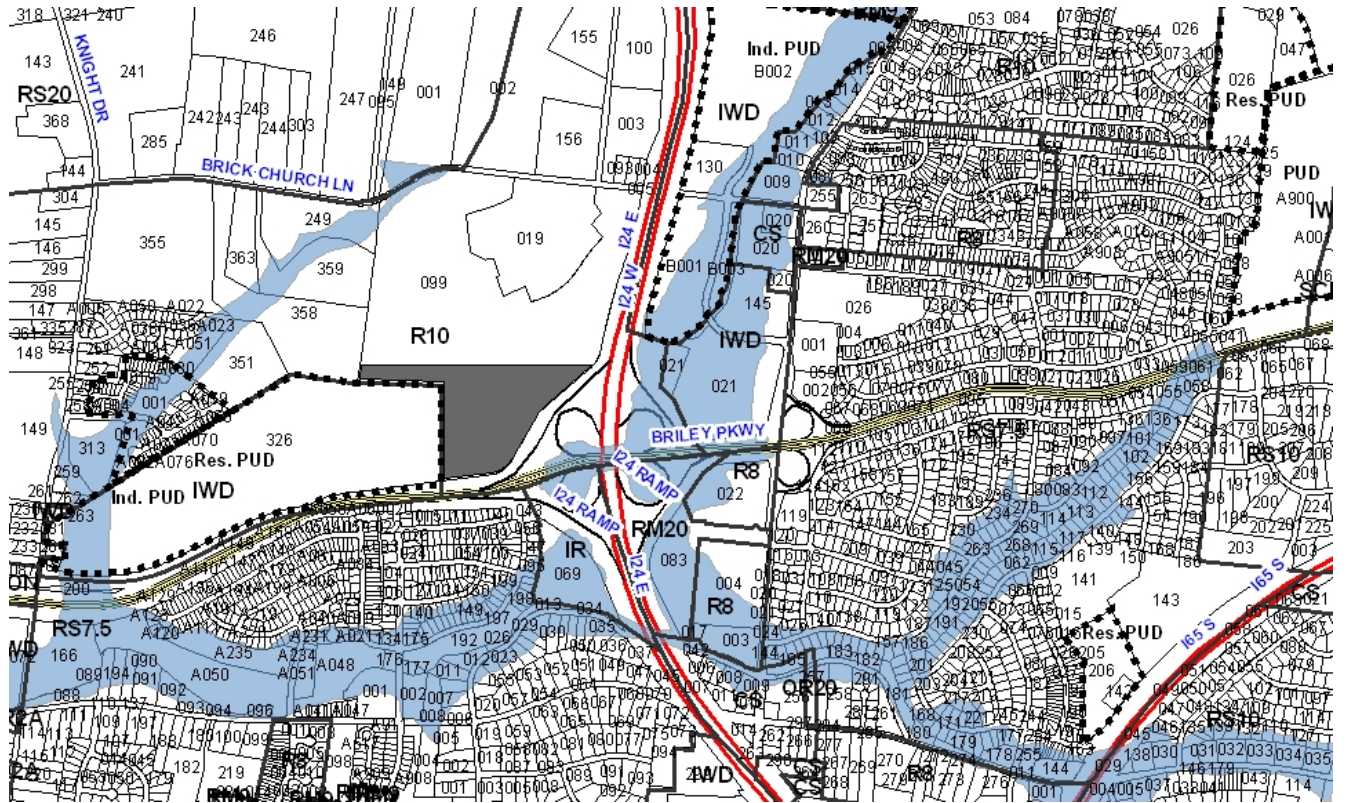
John Early Middle School has been identified as over capacity. There is capacity within the cluster for middle school students. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends approval of this request. The MUL zoning district is compatible with the District-Office Concentration policy.



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2013Z-021PR-001
3301 KNIGHT DRIVE
Map 049, Part of Parcel(s) 326
Bordeaux - Whites Creek
03 - Walter Hunt



Project No.	Zone Change 2013Z-021PR-001
Council Bill	BL2013-472
Council District	3 – Hunt
School District	1 – Gentry
Requested by	Ragan Smith Associates, applicant for CalEast Nat, LLC, owner
Staff Reviewer	Diaz-Barriga
Staff Recommendation	Approve

APPLICANT REQUEST

Zone change from R10 to IWD.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Industrial Warehousing/Distribution (IWD) zoning a portion of property located at 3301 Knight Drive, at the northwest corner of the intersection of Briley Parkway and Interstate 24 (16.22 acres).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 75 lots with 18 duplex lots for a total of 93 units.*

Proposed Zoning

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

CRITICAL PLANNING GOALS

N/A

BORDEAUX – WHITES CREEK COMMUNITY PLAN

Industrial (IN) is dominated by one or more activities that are industrial in character. Types of uses intended in IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. On sites for which there is no endorsed campus or master plan, an Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in this policy area.

Consistent with Policy?

Yes, the proposed IWD district is consistent with IN policy. The property associated with the zone change is part of a larger parcel that has a distribution center as its current use. This larger parcel has both IWD and R10 zoning, and the entire parcel is encompassed by IN policy. Changing the R10 zoned area of the parcel to IWD will make the parcel consistent with the IN policy.

IN policy outlines that mixed-use and permanent residential activities are not appropriate in IN areas. Also, the proximity of this property to the Briley Parkway and I-24 interchange make it an undesirable location for residential lots. The level of traffic at this interchange creates a large



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amount of noise. Because this is part of a parcel that can only be accessed through an existing industrial development, and because of the large buffer requirement, a site plan was not required.

ANALYSIS

The applicant has indicated that this rezoning is to permit additional parking for the existing FedEx facility. Although the site is zoned R10 and is part of a larger R10 district, the site is land-locked and must use the existing access of the distribution center. The property has a single entrance drive off of Knight Drive, which is a two lane road. There are residential lots adjacent to this access point. The property can access Briley Parkway by traveling south on Knight Drive to the intersection of Whites Creek Pike. At this intersection, Knight Drive has dedicated lanes for turning left and right. Whites Creek Pike then travels northwest to a Briley Parkway on/off ramp. The uses along this route are a quarry, another distribution warehouse, and undeveloped land. The property cannot access Briley Parkway by traveling north on Knight Drive, because the Green Lane (the road connecting Knight Drive to Whites Creek Pike) has a truck traffic restriction.

By changing the zoning district to IWD, a class D buffer would be required between the adjacent R10 property and this property, per chapter 17.24.230 of the Zoning Code. A class D buffer ranges between 30 feet to 50 feet in width depending on the density of landscaping installed within the buffer.

PUBLIC WORKS RECOMMENDATION

- Traffic study may be required at time of development. Currently Green Lane has a traffic restriction prohibiting large trucks, and signs are posted at the intersections of Whites Creek Pike and Knight Drive.

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)	16.22	4.63 D	93U	789	62	81

*Based on 18 duplex unit

Maximum Uses in Proposed Zoning District: IWD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehouse (150)	16.22	0.8F	27,878 SF	139	34	24

Traffic changes between maximum: R10 and proposed IWD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-650	-28	-57

SCHOOL BOARD REPORT

As residential development is not permitted in IWD zoning districts, this zone change does not project any increase in student enrollment in the Metro School system. The existing zoning



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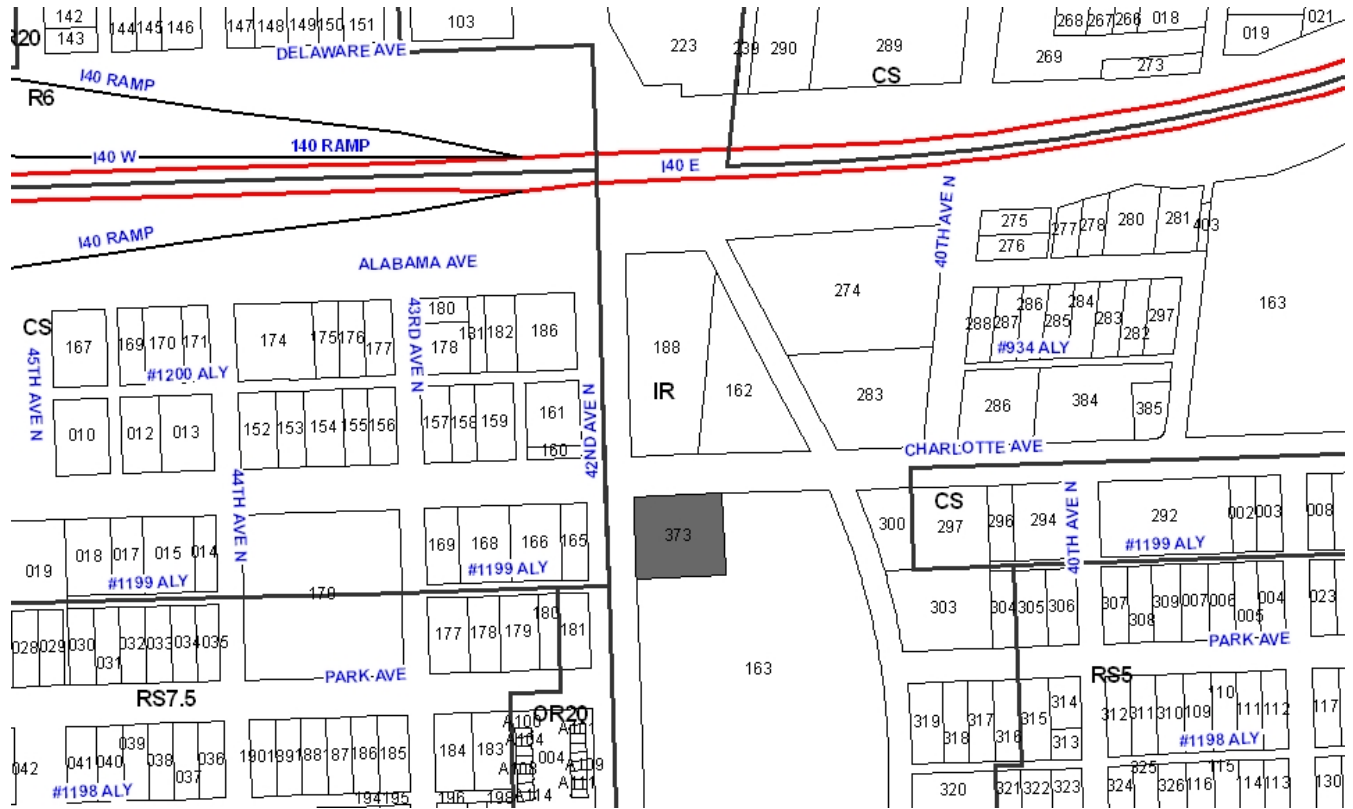
generates 10 students for Alex Green Elementary, 8 students for Brick Church Middle School, and 9 students for Whites Creek High School. Alex Green Elementary is considered full, and the current zoning adds to the problem of overcrowding. Rezoning the property reduces the student loads on area schools.

STAFF RECOMMENDATION

Staff recommends approval of the zone change. The request is consistent with the Industrial (IN) land use policy and is reflective of the current land use established on the larger parcel.



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2013Z-022PR-001
 4111 CHARLOTTE AVENUE
 Map 091-16, Parcel(s) 373
 West Nashville
 24 - Jason Holleman



Project No. Zone Change 2013Z-022PR-001
Council District 24 – Holleman
School District 9 – Frogge
Requested by Commercial Realty Services, applicant; Walnut Street Partners and DBL, owners

Staff Reviewer Johnson
Staff Recommendation Approve

APPLICANT REQUEST

Zone change from IR to MUL-A.

Zone Change

A request to rezone from IR to MUL-A zoning for property located at 4111 Charlotte Avenue, at the southeast corner of Charlotte Avenue and 42nd Avenue North (0.81 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 Limited-Alternative (MUL-A) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

CRITICAL PLANNING GOALS

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

Residential and compatible non-residential uses are permitted under MUL-A zoning district. These uses along a mixed use corridor can create origins and destinations for a variety of transportation options. The form-based aspects of the MUL-A district will require pedestrian-friendly and compact redevelopment.

WEST NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Corridor (T4 CM) policy is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Consistent with Policy?

Yes. The West Nashville Community Plan envisions Charlotte Pike as a mixed use corridor. This zone change to a mixed use district from an industrial district is a step toward that vision. The



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MUL-A zoning district is consistent with the T4 Mixed Use Corridor policy in terms of land uses and building form. MUL-A will permit residential and non-residential uses consistent with the West Nashville Community Plan. Redevelopment of the site under MUL-A zoning will require a pedestrian-friendly design with buildings placed along the Charlotte Pike street frontage and parking lots placed away from the corridor.

ANALYSIS

MUL-A zoning permits single-family and multi-family residential uses and non-residential uses that are generally compatible with residential development. These non-residential uses include office, educational, medical and commercial uses where the services or display areas generally occur inside of a building. Industrial uses that are currently permitted under the IR zoning district are not permitted in the MUL-A district.

The MUL-A district requires build-to zones of 5-15 feet along street frontages. Redevelopment of this site would be required to build within this zone. The MUL-A district, with its 1.0 FAR, permits slightly greater building intensity versus the IR district, which has an FAR of 0.60. MUL-A would permit a maximum building height of four stories, which is consistent with the West Nashville Community Plan for this portion of the Charlotte Pike frontage.

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
Auto Repair (942)	0.81	0.6 F	21,170 SF	NA	63	67

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (814)	0.81	1 F	35,283 SF	1,548	27	107

Traffic changes between maximum: **IR** and proposed **MUL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	NA	-36	+40

SCHOOL BOARD REPORT

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

Projected student generation proposed **MUL-A** district: **4** Elementary **3** Middle **2** High

The proposed MUL-A zoning district could generate 9 more students than what is generated under the existing IG zoning district. Students would attend Sylvan Park Elementary School, West End Middle School, and Hillsboro High School.



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West End Middle School has been identified as over capacity. There is capacity within the cluster for middle school students. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends approval. The requested MUL-A district is consistent with the T4 Urban Mixed Use Corridor policy.



Project No.	Subdivision 2013S-001R-001
Project Name	Subdivision Regulations Amendments
Council District	Countywide
School District	Countywide
Requested by	Metro Planning Department
Staff Reviewer	Logan
Staff Recommendation	Approve

APPLICANT REQUEST
Amend the Subdivision Regulations

Amendment to the Subdivision Regulations

A request to amend Section 6-1 (Improvements and Performance Bond) of the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on May 26, 2011.

AUTHORITY

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

PURPOSE

The current Subdivision Regulations were adopted in March 2006 and included the acceptance of performance bonds in lieu of the completion of infrastructure prior to final plat recordation. Chapter 6 was amended in January 2010 to add the acceptance of assessments in lieu of the completion of infrastructure prior to final plat recordation.

However, T.C.A. 13-4-303(b) allows Metro to accept performance bonds, assessments *or other methods* in lieu of the completion of infrastructure prior to final plat recordation. This amendment to the Subdivision Regulations is housekeeping in nature to match the language from Tennessee Code Annotated.

PROPOSED AMENDMENTS

6-1 Improvements and Performance Bond

1. *Performance Bond.* The applicant shall complete and dedicate all public improvements prior to the final subdivision plat approval. The Executive Director may provide that, in lieu of the completion of such work previous to the final approval of a plat: as an alternative,
 - a. the applicant may post a bond ~~and/or request an assessment~~ in an amount stipulated by the Executive Director as sufficient to secure the satisfactory construction, installation, and dedication of the required improvements. Such performance bond ~~and/or assessment~~ shall comply with all statutory requirements and shall be satisfactory to the Metropolitan



Metro Planning Commission Meeting of 6/13/13

Attorney as to form, sufficiency, and manner of execution as set forth in these regulations.
And /or

- b. an assessment or other method may be established whereby the municipality is put in assured position to do the work and make the installations at the cost of the owners of the property within the subdivision. Such assessment or other method shall comply with all statutory requirements and shall be satisfactory to the Metropolitan Attorney as to form, sufficiency, and manner of execution as set forth in these regulations.

PUBLIC OUTREACH

Because this amendment provides flexibility and matches language provided in Tennessee Code Annotated, a community meeting was not held. Details of proposed amendments to the Subdivision Regulations were first included in the May 9, 2013, *Development Dispatch*. Included was the link to the Subdivision Amendment page on the Planning Department website. The *Development Dispatch* is sent, via email, to 593 addresses on the Neighborhood Contact list, 621 addresses on the Development Professionals list and 1046 addresses from various community lists maintained by the Planning Department. It was also included in the Development Dispatch on May 13, May 20 and May 24.

As required by State law, a notice was placed in the Tennessean on May 13, 2013, advertising the June 13, 2013, Planning Commission consideration of the proposed amendment.

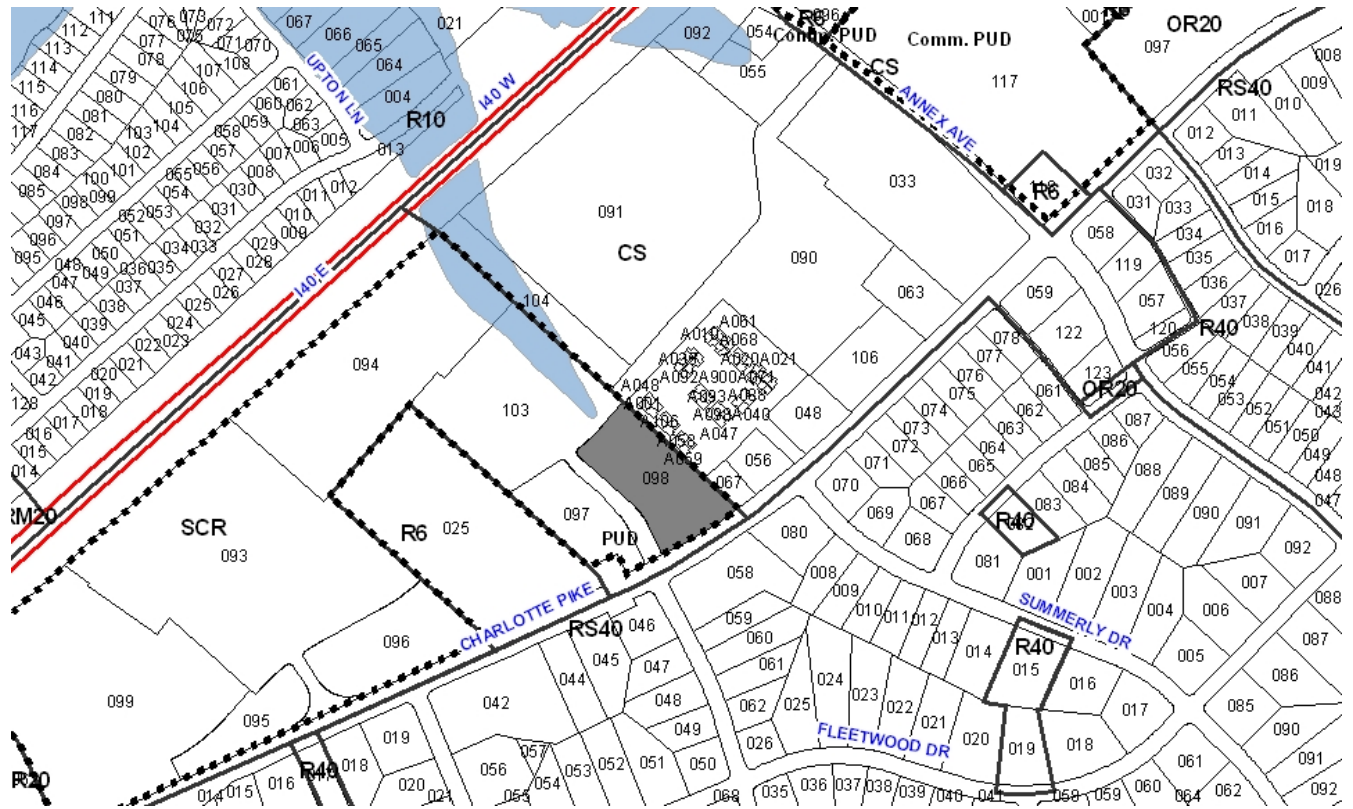
Public Notice of this amendment was also placed on the Planning Department Website on May 13, 2013.

STAFF RECOMMENDATION

Staff recommends approval and further recommends that the amendments become effective on June 17, 2013.



Metro Planning Commission Meeting of 6/13/13



2004P-036-002
NASHVILLE WEST
Map 102, Parcel(s) 098
West Nashville
20 - Buddy Baker



Project No.	Planned Unit Development 2004P-036-002
Project Name	Nashville West
Council District	20 – Baker
School District	9 – Frogge
Requested by	Littlejohn Engineering Associates, applicant, Nashville West Shopping Center, LLC, owner
Staff Reviewer	Diaz-Barriga
Staff Recommendation	<i>Approve with conditions</i>

APPLICANT REQUEST

PUD revision and final site plan for retail and 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 Nashville West Commercial Planned Unit Development Overlay District on property located at 6702 Charlotte Pike, opposite Brook Hollow Road (3.09 acres), zoned Shopping Center Regional (SCR), to permit 12,775 square feet of retail and restaurant use where 12,000 square feet of retail and restaurant use was previously approved.

Existing Zoning

Shopping Center Regional (SCR) is intended for high intensity retail, office, and consumer service uses for a regional market area.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

This is a request to revise the preliminary plan and for final site plan approval for parcel 98 of the Nashville West Planned Unit Development. The development is located on the west side of Charlotte Pike near the Charlotte Pike interchange with Interstate 40. While this parcel has not yet been developed, the majority of the Nashville West PUD has been developed.

The original plan was approved by Council in 2005 (BL2005-623) for 474,484 square feet of retail, restaurant, and office space, and 24 residential units. Council approved an amendment to the original plan in 2009 (BL2009-392), which included 527,458 square feet of retail, restaurant, and office space and eliminated the 24 residential units. The current request would increase the square footage of retail and restaurant space for parcel 98 by 775 square feet. Because this is a relatively small increase in square footage within the overall PUD, and because it would not exceed the overall permitted PUD square footage by more than 10 percent from the last Council approved plan, it is considered a revision and will not require Council approval.

ANALYSIS

Staff recommends approval with conditions of the request because it is consistent with the last Council approved plan. The plan provides additional parking, per the parking requirements set forth in the Council approved PUD, for the increase in square footage. The parking layout has been slightly revised to accommodate the additional spaces.



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Proposed PUD Plan



Metro Planning Commission Meeting of 6/13/13

Further, landscaping is increased along sections of the parking area to screen parking that has moved closer to Charlotte Pike. The revisions to the parking lot also provide pedestrian connections throughout the parcel, which was not provided in the previous plan for this site. The stone wall along Charlotte will also be extended to the eastern property line as part of this revision.

FIRE MARSHAL RECOMMENDATION

Approved

- This building may require fire sprinklers. That requirement will be addressed at permitting.

STORMWATER RECOMMENDATION

Approve with conditions

- Provide the Grading Permit fee of \$1390.
- Provide NOC.
- For the Pipe Table to plans, change C1 – B1 to C2 – B1.

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.

STAFF RECOMMENDATION

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

The preliminary and final plans are consistent with the preliminary plan last approved by Council.

CONDITIONS

1. The corrected copy of the preliminary and final site plan shall include all conditions of Stormwater, including provide the grading permit fee of \$1390, provide NOC, and for the Pipe Table to plans, change C1 – B1 to C2 – B1.
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 Stormwater Management division of Water Services.
3. 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.
4. 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.
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.



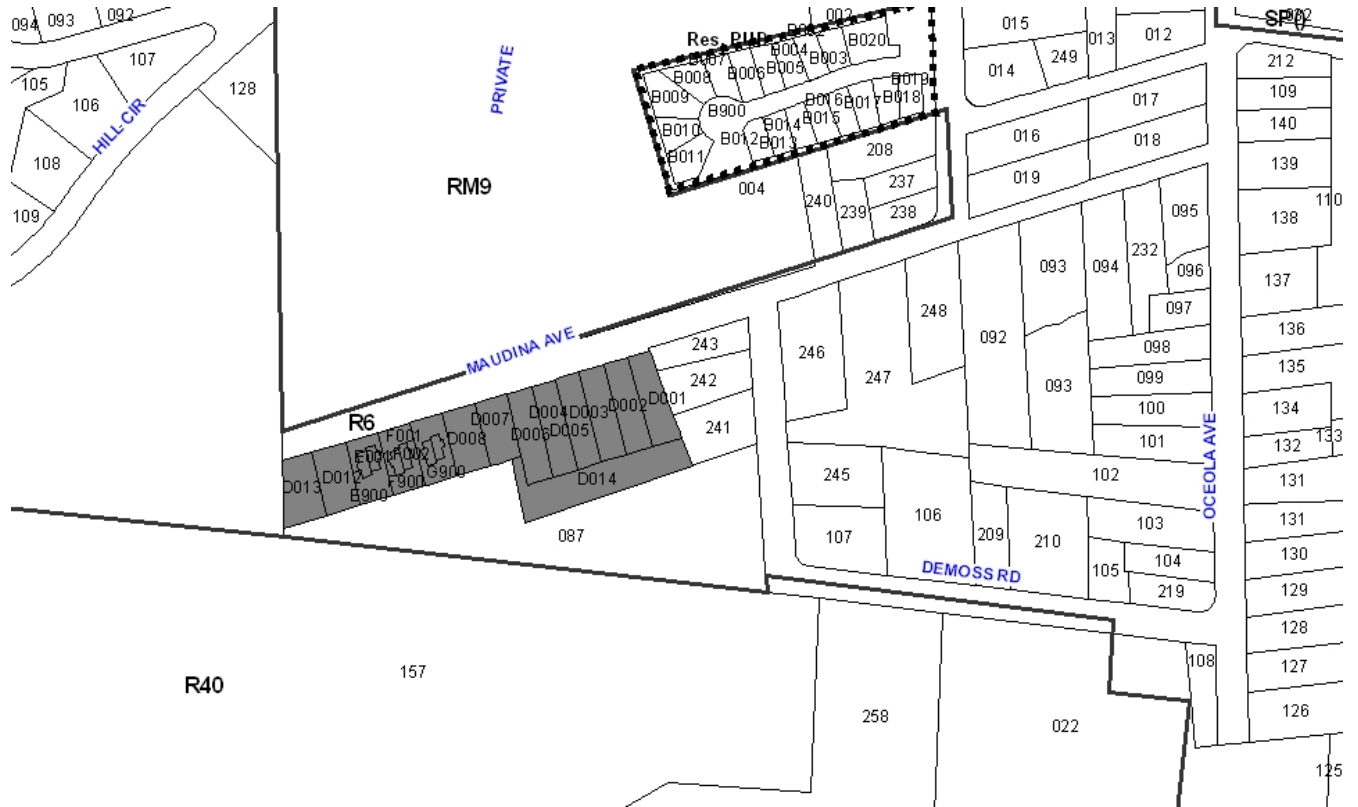
Metro Planning Commission Meeting of 6/13/13

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 re-approval 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.



Metro Planning Commission Meeting of 6/13/13



2003S-267U-07
WESTLAND SQUARE
Map 103-02-0-D, Parcel(s) 001-008, 012-014
Map 103-02-0-E, Parcel(s) 001-002, 900
Map 103-02-0-F, Parcel(s) 001-002, 900
Map 103-02-0-G, Parcel(s) 001-002, 900
West Nashville
20 - Buddy Baker



Project No.	Subdivision 2003S-267U-07
Project Name	Westland Square
Council District	20 – Baker
School District	9 – Frogge
Requested by	Metro Planning Department and Public Works, applicant, various, owners.
Staff Reviewer	Cuthbertson
Staff Recommendation	<i>Approve</i>

APPLICANT REQUEST

Accept the remaining bond amount for future sidewalks.

Subdivision Amendment

A request to accept the remaining bond amount to construct public sidewalks on the northern side of Maudina Avenue in the Westland Square Subdivision at a future time, for properties located at 5725, 5729, 5733, 5737, 5741, 5745, 5749, 5753, 5757, 5759, 5761, 5763, 5765, 5767, 5769, 5773 Maudina Avenue, (2.99 acres) zoned One and Two-Family Residential (R6).

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.

CRITICAL PLANNING GOALS

N/A

REQUEST DETAILS

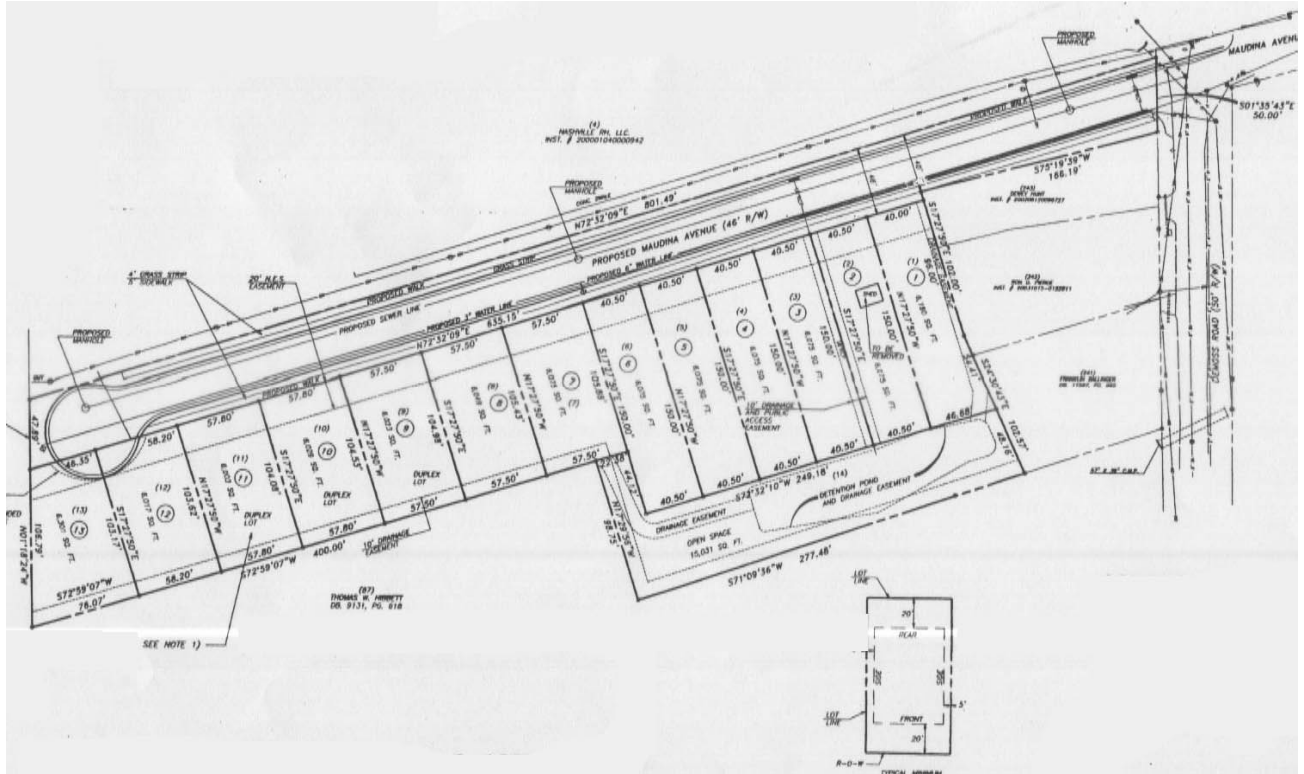
The preliminary plat was approved by the Planning Commission in February 2002. In February 2008, the final plat was recorded showing a ‘proposed walk’ on the north and south sides of Maudina Avenue. The applicant/owner submitted a performance bond and it was posted and secured by a letter of credit in March 2007, for all infrastructure related to the subdivision, including all sidewalks.

By signing the plat and posting the bond, the developer made a commitment to construct public sidewalks on both sides of Maudina Avenue in this subdivision. The sidewalk on the south side of Maudina Avenue is entirely in place. No sidewalk was constructed on the north side of Maudina Avenue.

Since the sidewalk on the north side of Maudina Avenue (and other infrastructure) was not constructed prior to the date required on the performance agreement, the performance bond was called and collected. Public Works assumed responsibility for finishing the public infrastructure. While all other public infrastructure associated with the subdivision has been completed, construction of a sidewalk on the north side of Maudina Avenue has been determined by Public Works to be cost prohibitive and unfeasible at this time given the grading established by the



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Previously recorded plat



Metro Planning Commission Meeting of 6/13/13

developer, the space between the curb and the lot boundary, and the funds that are currently available. The remaining bond funds of \$26,208.03 will not cover the cost to construct a standard sidewalk on the north side of Maudina Avenue. Public Works has recommended transferring the remaining funds to the sidewalk fund to construct sidewalks at this location in the future.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No Exception Taken

STAFF RECOMMENDATION

Staff recommends approval to accept the remaining bond amount to construct public sidewalks on the northern side of Maudina Avenue in the Westland Square Subdivision at a future time.



Metro Planning Commission Meeting of 6/13/13



2013DT-001-001
SAMBUCA (DTC MODIFICATION)
Map 093-13, Parcel(s) 104
Downtown
19 - Erica S. Gilmore



Project No.	2013DT-001-001
Project Name	Sambuca (DTC modification appeal)
Council District	19 – Gilmore
School District	5 – Kim
Requested by	Ryan Taylor, Joslin Signs
Staff Reviewer	Priest
Staff Recommendation	<i>Disapprove</i>

APPLICANT REQUEST

Appeal the disapproval decision of the Downtown Code Design Review Committee.

Downtown Code Modification Appeal

A request to appeal the denial of a modification to the Downtown Code Signage Regulations to allow for a portion of a sign for 'Sambuca' to be located above the eave line for property located at 1209 Pine Street, requested by Joslin Sign Company, applicant.

Existing Zoning

Downtown Code (DTC) is designed for a broad range of residential and non-residential activities associated with an economically healthy, socially vibrant, and sustainable Downtown. Included among the common goals for the DTC district is the efficient use of land capitalizing on a high level of services, reduced reliance on the automobile with enhanced usage of mass transit, and the creation of a vibrant and safe pedestrian streetscape. The DTC district is intended to implement the policies of the General Plan.

The purpose of the DTC district is to provide for and encourage a mix of compatible land uses that provide opportunities to live, work and shop within the neighborhoods of Downtown. In order to create a more sustainable Downtown, the DTC emphasizes regulating the height, bulk and location of a building and the context of the building in relationship to its surroundings or nearby buildings.

CRITICAL PLANNING GOALS

N/A

REQUEST DETAILS

This request is to appeal the decision made by the MDHA Design Review Committee and allow the sign as proposed.

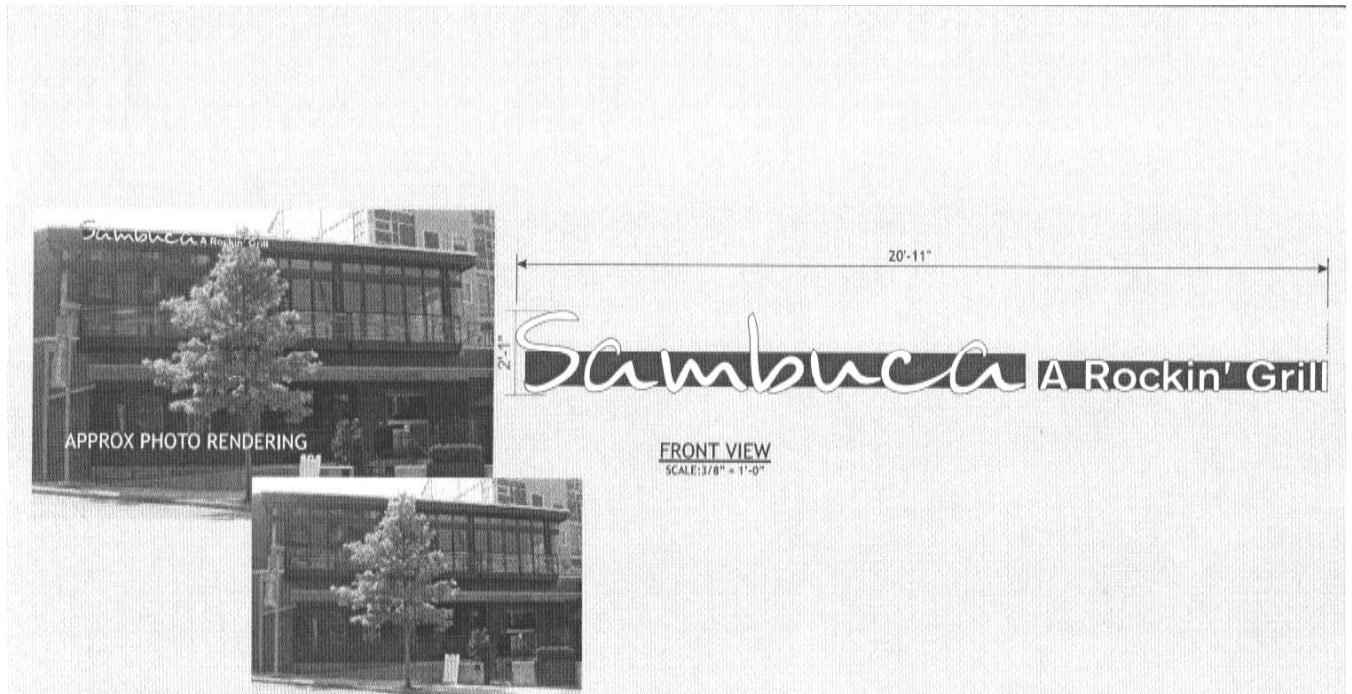
The applicant explains that Sambuca’s logo is the letters as written in the proposed sign design (see next page), and as such, to reduce the size of two letters to fit under the eave line would be a negative change. At MDHA design review, a motion was passed to approve the sign if the raceway was moved so that the letters would not extend above the roofline, and if the “rockin grill” text was moved to below the “Sambuca” text.

ANALYSIS

In April 2013, after five years of extensive community input, standards for signage were added to the Downtown Code. Planning staff worked with community leaders, business owners, and



Metro Planning Commission Meeting of 6/13/13



Proposed Modification



Metro Planning Commission Meeting of 6/13/13

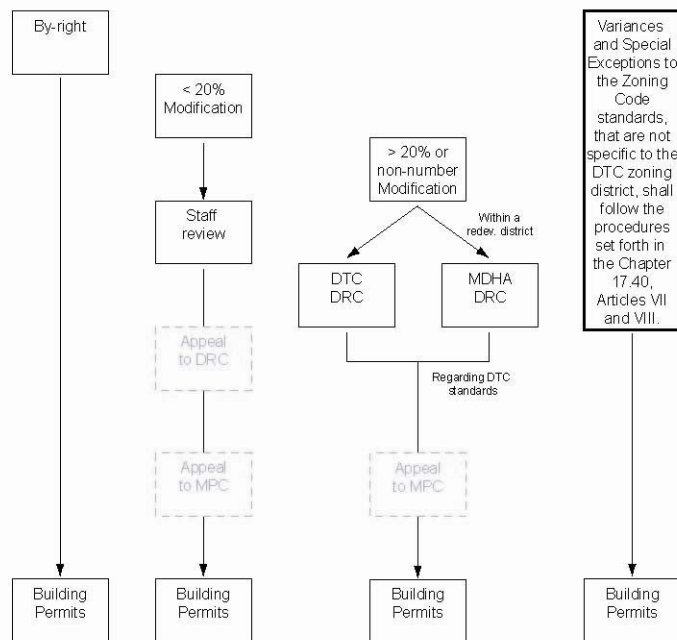
representatives from the sign industry to create standards that would combine typical signage regulations and MDHA design standards into one set of regulations for signs in Downtown. The DTC allows raceways in MDHA redevelopment districts only by modification. This modification was approved.

The proposed sign is non-compliant with DTC zoning in only one way; the sign is required to be below the roofline. The “S” and the “b” of “Sambuca” extend beyond the roofline. The modification request to allow the “S” and “b” to extend above the roofline was disapproved by MDHA. The applicant is appealing the decision.

It is important to note that the proposed sign would have been non-compliant with previous zoning requirements and the standards of MDHA’s redevelopment district.

This modification may seem minor; however, the solution is also minor. Shifting the letters lower on the raceway, so that they are below the roofline, would make this sign design compliant with the requirements, and no modification would be necessary.

In accordance with the DTC process, modification decisions made by the MDHA design review committee are appealed to the Planning Commission.



Graphic from page 15 of the DTC.

STAFF RECOMMENDATION

Staff recommends disapproval. Staff recommends upholding the standards of the DTC and MDHA’s design review committee decision, and disapproving this appeal.